



AGENDA

REGULAR MEETING



June 11, 2020



MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

June 3, 2020

Board of Supervisors
Miromar Lakes Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Miromar Lakes Community Development District will be held on **Thursday, June 11, at 2:00 P.M.** at the **Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.**

With the State of Emergency in Florida, and pursuant to Executive Orders 20-52, 20-69, 20-112 and 20-114 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020 and May 8, 2020, respectively, and pursuant to Section 120.54(5)9b)2., Florida Statutes, this meeting will be held utilizing communication media technology due to the current COVID-19 public health emergency.

This meeting can be accessed through the Web address below.

Event address for attendees:

<https://districts.webex.com/districts/onstage/g.php?MTID=e425ee24b27a039e624e8f755c74dd45f>

Event number: 717 969 410

Event password: lakes1

Call in information if you choose not to use the web link:

Phone: **408-418-9388** and enter the access code 717 969 410 to join the meeting.

The link to the meeting will also be posted on the District's web site:
www.Miromarlakescdd.org.


www.miromarlakescdd.org

James P. Ward
District Manager

2900 NE 12TH TERRACE SUITE 1
OAKLAND PARK, FL 33334
PHONE (954) 658-4900
E-MAIL jimward@jpwardassociates.com

The Agenda is as follows:

1. Call to Order & Roll Call
2. Consideration of Minutes:
 - a) May 14, 2020 – Regular Meeting
3. Consideration of Resolution 2020-8, a Resolution of the Board of Supervisors of Miromar Lakes Community Development District accepting certain Fee Simple and Easement Conveyances relating to certain lakes known as Tracts O-2 and O-3 together with Related Stormwater Improvements in the Subdivision known as Miromar Lakes Unit Xvii – Costa Maggiore Plat – Phase I; Authorizing the Re-Conveyance back to the Developer of a portion of Tract O-1, Miromar Lakes Unit Xvii – Costa Maggiore Plat – Phase I; Authorizing the Chairman (or the Vice Chairman in the Chairman’s absence) to Execute such Conveyance and Re-Conveyance Documents to the extent necessary to carry out this Resolution
4. Staff Reports
 - a) Attorney
 - b) Engineer
 - I. Field Operations
 - II. Cain Toad in Florida
 - c) Asset manager
 - I. May 2020 Report
 - d) Manager
 - I. Financial Statements for the period ending May 31, 2020 (Unaudited)
5. Supervisor’s Requests and Audience Comments
6. Adjournment

The second order of business is the consideration of the minutes of the May 14, 2020 regular meeting.

The Third Order of Business is the Consideration of Resolution 2020-8, , a Resolution of the Board of Supervisors of Miromar Lakes Community Development District accepting certain Fee Simple and Easement Conveyances relating to certain lakes known as Tracts O-2 and O-3 together with Related Stormwater Improvements in the Subdivision known as Miromar Lakes Unit Xvii – Costa Maggiore Plat – Phase I; Authorizing the Re-Conveyance back to the Developer of a portion of Tract O-1, Miromar Lakes Unit Xvii – Costa Maggiore Plat – Phase I; Authorizing the Chairman (or the Vice Chairman in the Chairman’s absence) to Execute such Conveyance and Re-Conveyance Documents to the extent necessary to carry out this Resolution

Miromar Lakes Community Development District

The remainder of the Agenda is standard in nature and I look forward to seeing you at the meeting, and if you have any questions and/or comments, please do not hesitate to contact me directly at (954) 658-4900.

Yours sincerely,

Miromar Lakes

Community Development District



James P. Ward
District Manager
Enclosures

The Meeting Schedule for FY 2020 is as follows:

October 11, 2018	November 8, 2018
December 13, 2018	January 9, 2020
February 13, 2020	March 12, 2020
April 9, 2020	May 14, 2020
June 11, 2020	July 9, 2020
August 13, 2020	September 10, 2020

**MINUTES OF MEETING
MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of Miromar Lakes Community Development District was held on Thursday, May 14, 2020, at 2:00 P.M. at the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.

Present and constituting a quorum:

Dr. David Herring	Chairman
Doug Ballinger	Vice Chairman
Alan Refkin	Assistant Secretary
Michael Weber	Assistant Secretary
Mary LeFevre	Assistant Secretary

Also present were:

James P. Ward	District Manager
Greg Urbancic	District Attorney
Bruce Bernard	Asset Manager

Audience:

All resident's names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE TRANSCRIBED IN *ITALICS*.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

District Manager James P. Ward called the meeting to order at approximately 2:03 p.m. He reported with the State of Emergency in Florida, and pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020 and March 20, 2020 respectively, and pursuant to Section 120.54(5)9b)2., Florida, Statutes, this meeting was being held utilizing communication media technology due to the current COVID-19 public health emergency. He explained all Members of the Board and Staff were present via videoconference or telephone; no persons were present in the on-site meeting room location. He asked all speakers to state their names for the record prior to speaking. He conducted roll call; all Members of the Board were present constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

April 9, 2020 – Regular Meeting

Mr. Ward: I have a couple of changes I know we need to make. On page 2 in Greg's first comment under attorney, Mike had brought up to me that we should add the words in front of that sentence "regarding the State of Emergency" and then continue on "we sort of predicted this could happen" so it identifies what the subject matter is. In the second speaker which is Dr. Herring, we are going to change that to Dr. Herring instead of "Mr." Further on, on page 4, under Asset Manager, where it says Mr. Ballinger, we are going to put "Mr. Weber." Does the Board have any further changes?

Mr. Weber indicated on the top of page 2, his name has only one letter b. Mr. Ward agreed to fix this.

He asked if there were any additional changes to the April 9, 2020 Minutes; hearing none, he called for a motion.

On MOTION made by Dr. David Herring, seconded by Ms. Mary LeFevre, and with all in favor, the April 9, 2020 Regular Meeting Minutes were approved as corrected.

THIRD ORDER OF BUSINESS

PUBLIC HEARINGS

Mr. Ward indicated the primary purpose of today's Meeting was to conduct two public hearings. The first was consideration of adoption of the Budget and the second was in respect to the assessment process.

a. PUBLIC HEARING – FISCAL YEAR 2021 BUDGET

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Ms. Mary LeFevre, seconded by Mr. Doug Ballinger, and with all in favor, the Public Hearing was opened.

Mr. Ward stated this was an opportunity for any members of the public to provide comments, testimony, or questions with respect to adoption of the District's Budget. He asked if there were any members of the public present on the phone or video conference with any comments or questions; there were none. He called for a motion to close the Public Hearing.

On MOTION made by Ms. Mary LeFevre, seconded by Mr. Doug Ballinger, and with all in favor, the Public Hearing was closed.

II. Board Comment and Consideration

Mr. Ward indicated the Fiscal Year 2021 Budget had essentially not changed from its original preparation. He noted he sent out an updated version which included correction of a map error. He indicated the assessments rates remained the same. He stated the Developer made a relatively large buy-down on a portion of the series 2015 bonds on May 1, 2020; however, this did not have any affect on the operating assessment numbers. He asked if there were any questions or comments from the Board.

Mr. Doug Ballinger: On page 2 of Resolution 2020-4, the total all funds. What are you looking at there that would be that figure?

Mr. Ward: What Doug is referencing is the total on there should be \$2,671,037 and that will be in the total all funds, and in line 2 of section 2.

Mr. Ballinger: Thank you.

Ms. Mary LeFevre: Just on page 4 of that. I just noticed that the Tivoli is spelled wrong if you care. It's not a big deal obviously, but under erosion and restoration, I think that's under the General Fund. It's the only place. It's just a typo. It's the only place it misspelled.

Mr. Ward: Okay, I see it. I'll make the typo change.

Mr. Greg Urbancic: On the Reso, and you may have already caught this, I think we need to roll the off-roll billing dates ahead a year. I think those dates just need to be rolled over, from 19 to 20, 20 to 21.

Mr. Ward: Okay.

Dr. David Herring: Under the cane toad removal line item. Is this something that we expect to have every year now?

Mr. Ward: Bruce can address it, but I will tell you generally the answer to the question is yes, that will be an ongoing program, and with the number of cane toads you have in this community now, it will probably grow as time does.

Dr. Herring: Yeah, the whole cane toad issue is another issue. I was just wondering about the line item.

Mr. Ward: The line item will continue, yes, every year. He asked if there were any additional questions; hearing none, he called for a motion. He noted he would make the necessary corrections.

III. Consideration of Resolution 2020-4 adopting the annual appropriation and Budget for Fiscal Year 2021

On MOTION made by Ms. Mary LeFevre, seconded by Mr. Doug Ballinger, and with all in favor, Resolution 2020-4 was adopted as amended, and the Chair was authorized to sign.

b. FISCAL YEAR 2021 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL, APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Ms. Mary LeFevre, seconded by Mr. Mike Weber, and with all in favor, the Public Hearing was opened.

Mr. Ward asked if there were any members of the public present on the phone or via video conference with comments or questions; there were none. He called for a motion to close the Public Hearing.

On MOTION made by Ms. Mary LeFevre, seconded by Mr. Doug Ballinger, and with all in favor, the Public Hearing was closed.

II. Board Comment and Consideration

Mr. Ward: Part II and part III we can combine as one. Basically, you are going to consider the adoption of Resolution 2020-5 as presented to you. As Greg made a note of earlier, the roll updates on page three will just move ahead one year. Where it says 19 it will say 20, and where it says 20 it will say 21 in that particular section of the resolution. The Resolution does a couple of things. One is, it adopts the assessment for your General Fund for Fiscal Year 2021, and includes the assessment roll and the form of methodology, all of which are exactly the same as what you have seen in the prior years. He asked if there were any questions; hearing none, he called for a motion.

III. Consideration of Resolution 2020-5 imposing special assessments, adopting an assessment roll, and approving the general fund special assessment methodology

On MOTION made by Ms. Mary LeFevre, seconded by Mr. Doug Ballinger, and with all in favor, Resolution 2020-5 was adopted as amended, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2020-6

Consideration of Resolution 2020-6 designating dates, time, and location for regular meeting of the Board of Supervisor's for Fiscal Year 2021

Mr. Ward stated Resolution 2020-6 designated the Board Meeting dates, time, and locations for Fiscal Year 2021. He indicated the meetings would be held on the second Thursday of each month at 2:00 p.m. at Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913. He noted adoption of this Resolution did not bind the Board to these dates; the dates, time, and locations could be changed, added to, or canceled as the Board saw fit. He noted this item could be deferred until the next meeting if the Board so wished.

On MOTION made by Ms. Mary LeFevre, seconded by Mr. Alan Refkin, and with all in favor, Resolution 2020-6 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS**Staff Reports****a) Attorney**

Mr. Greg Urbancic: On the discussion of the pandemic and this process that we're using, some of you, as we were chatting before the call started, heard that the governor issued an order that extended this process basically for 60 days. That was a few days ago. So, we may be doing this again at our next meeting. I'm not so sure about August, but I just want to let you know that the most updated order, 20-114, ended up kicking this process out for 114 days and we still have the limitation of gathering, so we will see what happens. July may be the same. August probably to be determined at this point. That was all I had.

b) Engineer

No report. Mr. Charlie Krebs was not present.

c) Asset Manager

Mr. Bruce Bernard: Our lake bank restoration project has been completed for this year. We installed 5,800 linear feet in Tivoli and St. Moritz. Our cane toad issue is still ongoing. Scott's Animal Control was given 12 different lakes within the eastern part of the community to check. He is going out there a couple times a week and doing his collection of the toads which runs anywhere from 45 to 75 on average every time he's out. We have six more weeks still built into our budget for the collection, and one more skimming event on the lakes. It looks like this could be ongoing because it's become a problem in southwest Florida with these toads. We are going to look at next year some other additional methods. We got a couple of people coming out with traps to put in the lakes to catch the tadpoles before they get fully grown, so we will be looking at that to incorporate in next years budget to see if we can put some traps in these lakes to catch them without having to have physical people out there to get the tadpoles. The other thing we did, this week we removed the post in the fence we installed 5 years ago in lake 5, 6 south at 1,800 foot we had put in to protect the wetland plantings from the carp. Our population has gone down substantially since that time and now we have removed the posts and the fencing from those areas. That's it.

Mr. Mike Weber: Bruce, you had mentioned that there is one more round of skimming to be done. How many have been done so far?

Mr. Bernard: We did one skimming. We only had two skimming rounds in, but those skimming rounds are the most costly to do. He got six and a half 5 gallon buckets the first time he did his skimming, of tadpoles. We will probably be doing it 2 weeks from now again and we will probably get just as many.

Mr. Weber: With the pond levels so low, right now would be an opportune time to do it because you wouldn't have to skim as nearly as much water surface.

Mr. Bernard: That's why he'd like to do it. The guys collecting the toads like rain events. He said they come out more after it rains. Hopefully, with this rain coming in, they are going to be out there doing

their work within the next two weeks. The skimmer is scheduled in the next week and a half to go out there and skim the lakes.

Mr. Weber: I noticed that there are now residents that are posting pictures of the toads on Facebook and asking if it's a cane toad or not, and some of the rumors flying are that you've got to stay 12 feet away from them or they squirt venom. It sounds to me like somebody, either we the CDD, or the Master Association, needs to send out a note to the residents explaining what they are, what they do, and what precautions to take. It's like you just said a minute ago. They are not going to go away. I still go out every evening with the dog and I'll nail at least 2 a night, and they're big guys. They're very troubling. Anyway, that was just a suggestion on my part that some type of a notice go out explaining what the real facts are here before rumors keep multiplying.

Dr. Herring: I dealt with the Facebook post. Hopefully, people will read that, but as is usually the case with Miromar, they don't like to bring up sensitive subjects like this. They don't want it to get out that there's a cane toad problem in Miromar Lakes, the #1 community in the whole world. But somebody needs to do that. Just exactly like the rabies situation of 10 years ago. I don't think you can count on Miromar putting out any – I'm very diligent about the Facebook situation. And the person, Terry Luck who made that post seems to now understand that no they are not squirting their venom 12 feet, and also someone made a comment about them biting their dog. Well, they don't bite. They don't have teeth. There is a lot of misinformation going around. I'm all for mentioning it on our webpage. However, we want to deal with it. I think something should be put on our webpage hoping that some people read it. In the meantime, I am watching the Facebook posts.

Mr. Ward: I'll put something up on the webpage for us. That's about as good as we can do. Bruce, maybe you can help me write something up, or the vendor help write something up about this, and I'll stick it up on the website.

d) Manager

- I. Report on Number of Registered Voters as of April 15,2020**
- II. Financial Statements for the period ending March 31, 2020 (Unaudited)**
- III. Financial Statements for the period ending April 30, 2020 (Unaudited)**

Mr. Ward: Every year as of April 15 the Supervisor of Elections has to report the number of registered voters in the District. They have done that as of April 15, 2020. There are 1,111 registered voters in Miromar Lakes now. That's a substantive increase. There is no action you need to take. It becomes effective when you transition to a qualified elector Board. You've done that years and years ago, so I just put that of record for you every year.

Mr. Weber: I see that, it's under tab item 4, what you just mentioned, and it lists apparently 3 other communities that are located in our Community Development District. Is that correct?

Mr. Ward: No. They are just other CDDs in Lee County.

Mr. Weber: Okay. What's the point of them being listed on there?

Mr. Ward: The Supervisor of Elections in Lee County just happens to report the CDDs that I manage in Lee County on one piece of paper instead of sending me four.

Mr. Weber: Okay. Very good.

Ms. LeFevre: Jim, just another thing. I think David and I still owe the rest of our application after the 28th, is that it?

Mr. Ward: Yes, after the 28th. Those of you who are up for election, which is you Mary and David. You and David would need to qualify.

Ms. LeFevre: Okay. I just want to remember so after the 28th I've got to send the remainder in. Okay. Thank you.

SIXTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

There were no Supervisor's requests and there were no audience members present.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at 2:30 p.m.

On MOTION made by Ms. Mary LeFevre, seconded by Mr. Mike Weber, and with all in favor, the meeting was adjourned.

Miromar Lakes Community Development District

James P. Ward, Secretary

David Herring, Chairman



6200 Whiskey Creek Drive, Fort Myers, Florida 33919 Phone: 239.985.1200 Fax: 239.985.1259

June 3, 2020

James Ward
District Manager
Miromar Lakes Community Development District
2900 Northeast 12th Terrace
Suite 1
Oakland Park, FL 33334

RE: Transfer Request

Dear Mr. Ward:

Please accept this letter as a request to begin the transfer process for a portion of the completed improvements for the Costa Maggiore – Phase 1 community. Construction activities related to the Cortona and Bergamo neighborhoods have been completed. As such, the Miromar Lakes, LLC would like to begin the transfer of the completed improvements to the CDD as part of their continued operation and maintenance of the surface water management system for the Miromar Lakes Community. The proposed improvements to be transferred to the CDD include the following:

- Tract O-2 as described in the Miromar Lakes Unit XVII – Costa Maggiore - Phase 1 Plat, Instr. No. 2017000181209
- Tract O-3 as described in the Miromar Lakes Unit XVII – Costa Maggiore - Phase 1 Plat, Instr. No. 2017000181209
- All drainage improvements, drainage pipe and inlets, located within Tract R-2 as described in the Miromar Lakes Unit XVII – Costa Maggiore -Phase 1 Plat, Instr. No. 2017000181209 and the attached transfer exhibit.
- All corresponding Lake Maintenance Easements and Drainage Easements connected to Tracts O-2, O-3 and R-2, R-1, B-1 and B-3 necessary to maintain the transferred lakes, lake slopes and drainage improvements.

To help in the review of this request we are providing the following information:

- A sketch of the location of the completed improvements to be transferred.
- A copy of the recorded plat for Costa Maggiore – Phase 1
- A copy of the Certification from SFWMD for application 160824-12 for Phase 1 of Costa Maggiore.
- A copy of the Certification from Lee County for DOS2017-00016 for the Phase 1.
- A copy of the approved construction plans for Phase 1.

- Special Warranty Deed and Bill of Sale for the above-mentioned improvements
- Special Warranty Deed for a Portion of Tract O-1
- Transfer Resolution

In addition to the above transfer request, Miromar Lakes, LLC is requesting a transfer of approximately 1.45 ac of Tract O-1 to be transferred back to the Miromar Lakes LLC. Tract O-1 was part of a Special Warranty deed transfer in 2018. I have included a copy of the deed as a reference. Miromar Lakes, LLC is preparing the concept plans for the final communities and desires to improve this undeveloped shoreline, so it is consistent with the shoreline completed in Bergamo and Veneto neighborhoods.

We have provided an exhibit showing the location and size of the portion of Tract O-1 that is the subject of the request.

Please let me know if you have any questions.

Sincerely,

Hole Montes, Inc.

Charles L. Krebs

Charles L. Krebs, P.E.
Associate / Senior Project Manager.

Transfer Location Sketch

Costa Maggiore – Phase 1 Plat

MIROMAR LAKES-UNIT XVII-COSTA MAGGIORE-PHASE I

A SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. NO. 2017 000181 209
SHEET 1 of 11

DEDICATIONS/RESERVATIONS

MIROMAR LAKES LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE LANDS DESCRIBED IN THIS PLAT ("OWNER") HAS CAUSED THIS PLAT OF MIROMAR LAKES-UNIT XVII-COSTA MAGGIORE-PHASE I, A SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA TO BE MADE AND DEDICATES AND RESERVES AS FOLLOWS:

- A. DEDICATE TO MIROMAR LAKES MASTER ASSOCIATION INC., A FLORIDA NOT-FOR-PROFIT CORPORATION:
 - TRACT "R-1" FOR PRIVATE ROAD RIGHT-OF-WAY (R/W), FOR THE RIGHT OF INGRESS AND EGRESS, OVER AND ACROSS TRACT "R-1" FOR THE BENEFIT OF THE MASTER ASSOCIATION, THE MEMBERS OF THE MASTER ASSOCIATION, THEIR GUESTS, CONTRACTORS AND ASSOCIATE EMPLOYEES AND PERSONNEL, SUBJECT TO EASEMENTS DEPICTED HEREON, WITH RESPONSIBILITY FOR MAINTENANCE.
 - ALL OF TRACTS "O-1", "O-2", "O-3", "O-4" & "O-5" FOR LAKE/WATER MANAGEMENT AND STORMWATER MANAGEMENT PURPOSES, WITH RESPONSIBILITY FOR MAINTENANCE.
 - TRACTS "B-1", "B-2", "B-3" & "B-4" AS OPEN SPACE, FOR THE PURPOSE OF LANDSCAPING, SUBJECT TO EASEMENTS DEPICTED HEREON, WITH RESPONSIBILITY FOR MAINTENANCE.
 - ALL LAKE MAINTENANCE EASEMENTS (LME) WITH RESPONSIBILITY FOR MAINTENANCE.
 - ALL DRAINAGE EASEMENTS (DE) WITH RESPONSIBILITY FOR MAINTENANCE.
 - ALL IRRIGATION EASEMENTS (IE) WITH RESPONSIBILITY FOR MAINTENANCE.
 - ALL ACCESS EASEMENTS (AE) WITH RESPONSIBILITY FOR MAINTENANCE.
 - ALL LANDSCAPE BUFFER EASEMENTS (LBE) WITH RESPONSIBILITY FOR MAINTENANCE.
 - TRACT "R-2" AND TRACT "R-3" FOR PRIVATE ROAD RIGHT-OF-WAY (R/W), FOR THE RIGHT OF INGRESS AND EGRESS, OVER AND ACROSS TRACT "R-2" FOR THE PURPOSE OF INSPECTING THE PROPERTY, ENFORCING THE COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DECLARATION OF THE MASTER ASSOCIATION, WITH RESPONSIBILITY FOR MAINTENANCE.
 - ALL BEACH EASEMENTS (BE) WITH RESPONSIBILITY FOR MAINTENANCE.

B. DEDICATE TO COSTA MAGGIORE I NEIGHBORHOOD ASSOCIATION, ITS SUCCESSORS OR ASSIGNS:

- TRACT "R-2" FOR PRIVATE ROAD RIGHT-OF-WAY (R/W), FOR THE RIGHT OF INGRESS AND EGRESS, OVER AND ACROSS TRACT "R-2" FOR THE BENEFIT OF THE NEIGHBORHOOD ASSOCIATION, THE MEMBERS OF THE NEIGHBORHOOD ASSOCIATION, THEIR GUESTS, CONTRACTORS AND ASSOCIATE EMPLOYEES AND PERSONNEL, SUBJECT TO EASEMENTS DEPICTED HEREON, WITH RESPONSIBILITY FOR MAINTENANCE.
- TRACTS "N-1", "N-2", "N-3" & "N-4" AS OPEN SPACE, FOR THE PURPOSE OF LANDSCAPING AND SIGNAGE, SUBJECT TO EASEMENTS DEPICTED HEREON, WITH RESPONSIBILITY FOR MAINTENANCE.
- ALL DRAINAGE EASEMENTS (DE) WITH NO RESPONSIBILITY FOR MAINTENANCE.
- ALL IRRIGATION EASEMENTS (IE) WITH NO RESPONSIBILITY FOR MAINTENANCE.
- ALL ACCESS EASEMENTS (AE) WITH NO RESPONSIBILITY FOR MAINTENANCE.
- ALL LANDSCAPE BUFFER EASEMENTS (LBE) WITH NO RESPONSIBILITY FOR MAINTENANCE.
- ALL BEACH EASEMENTS (BE) WITH NO RESPONSIBILITY FOR MAINTENANCE.

C. DEDICATE TO COSTA MAGGIORE II NEIGHBORHOOD ASSOCIATION, ITS SUCCESSORS OR ASSIGNS:

- TRACT "R-3" FOR PRIVATE ROAD RIGHT-OF-WAY (R/W), FOR THE RIGHT OF INGRESS AND EGRESS, OVER AND ACROSS TRACT "R-3" FOR THE BENEFIT OF THE NEIGHBORHOOD ASSOCIATION, THE MEMBERS OF THE NEIGHBORHOOD ASSOCIATION, THEIR GUESTS, CONTRACTORS AND ASSOCIATE EMPLOYEES AND PERSONNEL, SUBJECT TO EASEMENTS DEPICTED HEREON, WITH RESPONSIBILITY FOR MAINTENANCE.
- TRACTS "N-5", "N-6", "N-7" & "N-8" AS OPEN SPACE, FOR THE PURPOSE OF LANDSCAPING AND SIGNAGE, SUBJECT TO EASEMENTS DEPICTED HEREON, WITH RESPONSIBILITY FOR MAINTENANCE.
- ALL DRAINAGE EASEMENTS (DE) WITH NO RESPONSIBILITY FOR MAINTENANCE.
- ALL IRRIGATION EASEMENTS (IE) WITH NO RESPONSIBILITY FOR MAINTENANCE.
- ALL ACCESS EASEMENTS (AE) WITH NO RESPONSIBILITY FOR MAINTENANCE.
- ALL LANDSCAPE BUFFER EASEMENTS (LBE) WITH NO RESPONSIBILITY FOR MAINTENANCE.
- ALL BEACH EASEMENTS (BE) WITH NO RESPONSIBILITY FOR MAINTENANCE.

D. DEDICATE TO LICENSED PUBLIC AND PRIVATE UTILITIES:

- ALL PUBLIC UTILITY EASEMENTS (PUE) AS DEPICTED IN THIS PLAT, FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF THEIR FACILITIES, INCLUDING, BUT NOT LIMITED TO: WATER, SEWER, IRRIGATION, CABLE TELEVISION SERVICES, TELEPHONE, GAS, ELECTRIC, INTRANET/INTERNET, SECURITY OR OTHER PUBLIC UTILITY PURPOSES, WITH NO RESPONSIBILITY FOR MAINTENANCE. NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

THIS PLAT SIGNED BY OWNER ON THIS 11th DAY OF August, 2017, A.D.

Rennine Meeks
WITNESS NAME
HERMINE MEEKS
PRINTED NAME
Linda Pratt
WITNESS NAME
LINDA PRATT
PRINTED NAME

MIROMAR LAKES LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY MIROMAR DEVELOPMENT CORPORATION,
ITS MANAGING MEMBER

Robert B. Roof
ROBERT B. ROOF
VICE PRESIDENT

LEGAL DESCRIPTION:

SEE SHEET TWO FOR LEGAL DESCRIPTION.

GENERAL NOTES

- BEARINGS REFER TO THE NORTH LINE OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AS BEING S89°42'24"E, NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE WEST ZONE (0902), US FEET.
- DISTANCES ARE IN FEET AND DECIMALS.
- ALL LOT LINES ARE RADIAL TO THE RIGHT-OF-WAY UNLESS NOTED "N.R." - NON-RADIAL.
- TITLE CERTIFICATION EASEMENTS IN DOCUMENTS AFFECTING THE PLAT AND BEING BLANKET IN NATURE.

MAINTENANCE EASEMENTS AND EASEMENTS RESERVED FOR UTILITIES, ETC., AS PROVIDED IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS & EASEMENTS, O.R. BOOK 3343, PAGE 234 AND AS AFFECTED BY AMENDMENTS, INSTR. NO. 201100027341, ARE BLANKET IN NATURE AND CANNOT BE PLOTTED.

LEGEND

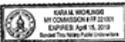
- PERMANENT REFERENCE MONUMENT (PRM) SET IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, SET 5/8" IRON PIN WITH CAP STAMPED "PRM LB1772"
- PERMANENT CONTROL POINT (PCP), SET NAIL WITH DISC STAMPED "PCP LB1722"
- POINT OF INTERSECTION, POINT OF CURVATURE, POINT OF TANGENCY, POINT OF COMPOUND CURVATURE AND POINT OF REVERSE CURVATURE ON A TRACT OR LOT LINE.
- REFERENCE POINT, SET 5/8" IRON PIN WITH CAP STAMPED "LB 1772 REFERENCE"
- PERMANENT REFERENCE MONUMENT, FOUND 5/8" IRON PIN WITH CAP STAMPED "PRM LB1772"
- AE = ACCESS EASEMENT
- CL = CENTERLINE
- C1 = SEE CURVE TABLE
- CT = COURT
- DE = DRAINAGE EASEMENT
- LBE = LANDSCAPE BUFFER EASEMENT
- LCUE = LEE COUNTY UTILITY EASEMENT
- L1 = SEE LINE TABLE
- LS = LICENSED SURVEYOR
- P.S. = PLAT BOOK
- PG. = PAGE
- POB = POINT OF BEGINNING
- P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
- PK NAIL = PARKER KALON NAIL
- PUE = PUBLIC UTILITY EASEMENT
- R/W = RIGHT-OF-WAY
- RAD = RADIAL
- PUE = PUBLIC UTILITY EASEMENT
- LME = LAKE MAINTENANCE EASEMENT
- N.R. = NON-RADIAL
- O.R. = OFFICIAL RECORDS BOOK
- SF = SQUARE FEET
- FPL OR FP&L = FLORIDA POWER & LIGHT
- IE = IRRIGATION EASEMENT
- INSTR. NO. = INSTRUMENT NUMBER
- BE = BEACH EASEMENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE

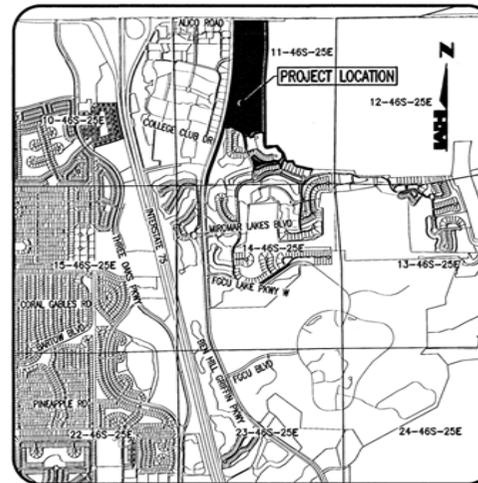
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF August, 2017, BY ROBERT B. ROOF, AS VICE PRESIDENT OF MIROMAR DEVELOPMENT CORPORATION, ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME. AS IDENTIFICATION.

Kara M. Widlinski
NOTARY PUBLIC SIGNATURE
Kara M. Widlinski
NOTARY PUBLIC PRINTED NAME



(SEAL)

LOCATION MAP 1" = 2000'



COUNTY APPROVALS:

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS 22nd DAY OF August, 2017.

John Manning
JOHN MANNING
BOARD CHAIR

Linda Doggett
LINDA DOGGETT
CLERK OF COURT

David M. Loveland
DAVID M. LOVELAND
DIRECTOR, DEPARTMENT OF
COMMUNITY DEVELOPMENT

Jessica S. Lezer
JESSICA S. LEZER, P.E.
MANAGER
DEVELOPMENT SERVICES

Michael D. Jacobo
MICHAEL D. JACOBO
ASSISTANT COUNTY ATTORNEY

CLERK OF COURT CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF MIROMAR LAKES-UNIT XVII-COSTA MAGGIORE-PHASE I, A SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT 10:25 A.M. THIS 22nd DAY OF August, 2017 AND DULY RECORDED AS INSTRUMENT NUMBER 2017000181209 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Linda Doggett
LINDA DOGGETT
LEE COUNTY CLERK OF COURT



REVIEW BY COUNTY PROFESSIONAL SURVEYOR & MAPPER:

REVIEW BY THE DESIGNATED COUNTY PSM DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENT OF F.S. CH. 177, PART I.

Garry W. Ashford
GARRY W. ASHFORD, P.S.M. LS3005
LEE COUNTY DESIGNATED P.S.M.

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTICE:

LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE, OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF MIROMAR LAKES-UNIT XVII-COSTA MAGGIORE-PHASE I, A SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRM) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT.

Thomas M. Murphy
THOMAS M. MURPHY, P.S.M. LS5628



THIS INSTRUMENT WAS PREPARED BY
THOMAS M. MURPHY, P.S.M. LS5628

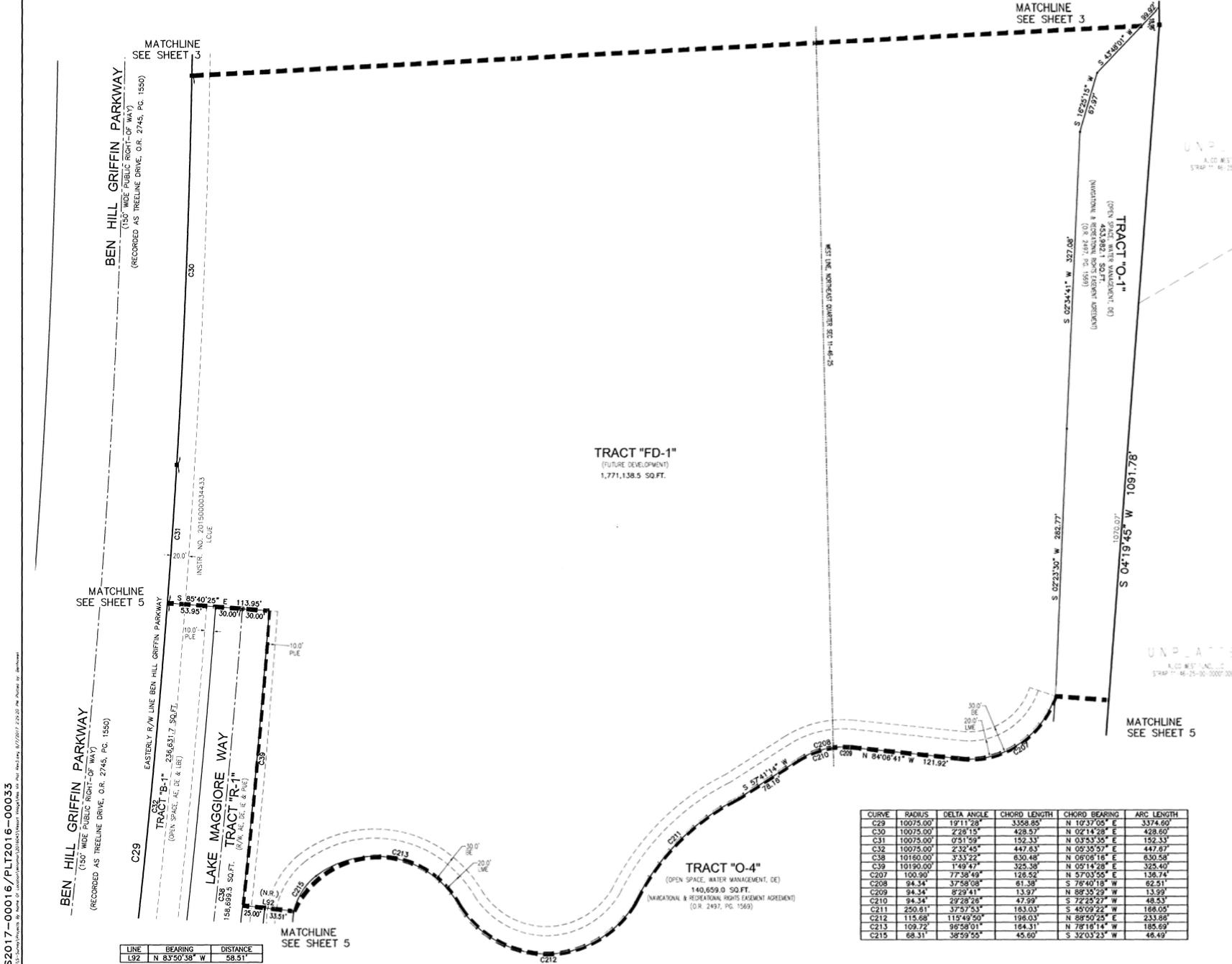
HM
HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS
8200 Whiskey Creek Dr.
Ft. Myers, FL 33919
Phone: (239) 985-1200
Florida Certificate
of Authorization No. 1772

2017-08-22 10:25 AM INSTRUMENT NO. 2017000181209

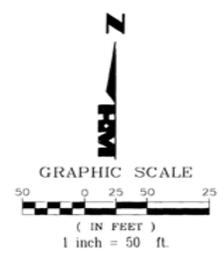
MIROMAR LAKES-UNIT XVII-COSTA MAGGIORE-PHASE I

A SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. NO. 2017000181209
SHEET 4 of 11



UNPLATTED
4.00 MET. TOL. (1:25000)
STRAP 11-46-25-00-00007-0000



UNPLATTED
4.00 MET. TOL. (1:25000)
STRAP 11-46-25-00-00007-0000

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C29	10075.00'	19°11'28"	3358.85'	N 10°37'02" E	3374.60'
C30	10075.00'	2°28'15"	428.57'	N 02°14'28" E	428.60'
C31	10075.00'	0°51'59"	152.33'	N 03°53'35" E	152.33'
C32	10075.00'	2°32'45"	447.63'	N 02°35'57" E	447.67'
C38	10160.00'	3°33'22"	630.48'	N 06°08'18" E	630.58'
C39	10190.00'	1°49'47"	325.36'	N 09°14'28" E	325.40'
C207	100.90'	77°38'49"	126.52'	N 57°03'55" E	138.74'
C208	94.34'	37°58'08"	61.38'	S 78°49'18" W	62.51'
C209	94.34'	8°29'41"	13.97'	N 88°35'29" W	13.99'
C210	94.34'	29°28'26"	47.99'	S 72°25'27" W	48.53'
C211	250.61'	37°57'53"	163.03'	S 45°09'22" W	168.05'
C212	115.58'	119°49'50"	198.03'	N 69°55'25" E	233.88'
C213	109.72'	96°58'01"	164.31'	N 78°18'14" W	185.69'
C215	68.31'	38°59'55"	45.60'	S 32°03'23" W	48.49'

LINE	BEARING	DISTANCE
L92	N 83°50'38" W	58.51'

DOS2017-00016/PLT2016-00033

THIS INSTRUMENT WAS PREPARED BY
THOMAS M. MURPHY, P.S.M. LS5628
6200 Whiskey Creek Dr.
Fl. Myers, FL 33919
Phone: (239) 985-1200
Florida Certificate
of Authorization No. 1772



MIROMAR LAKES-UNIT XVII-COSTA MAGGIORE-PHASE I

A SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

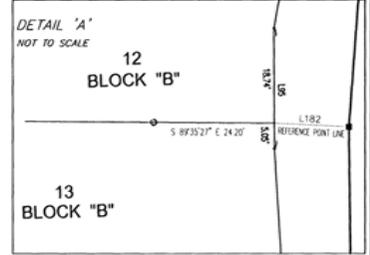
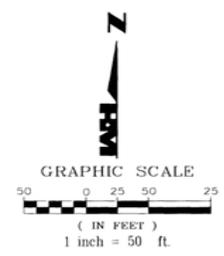
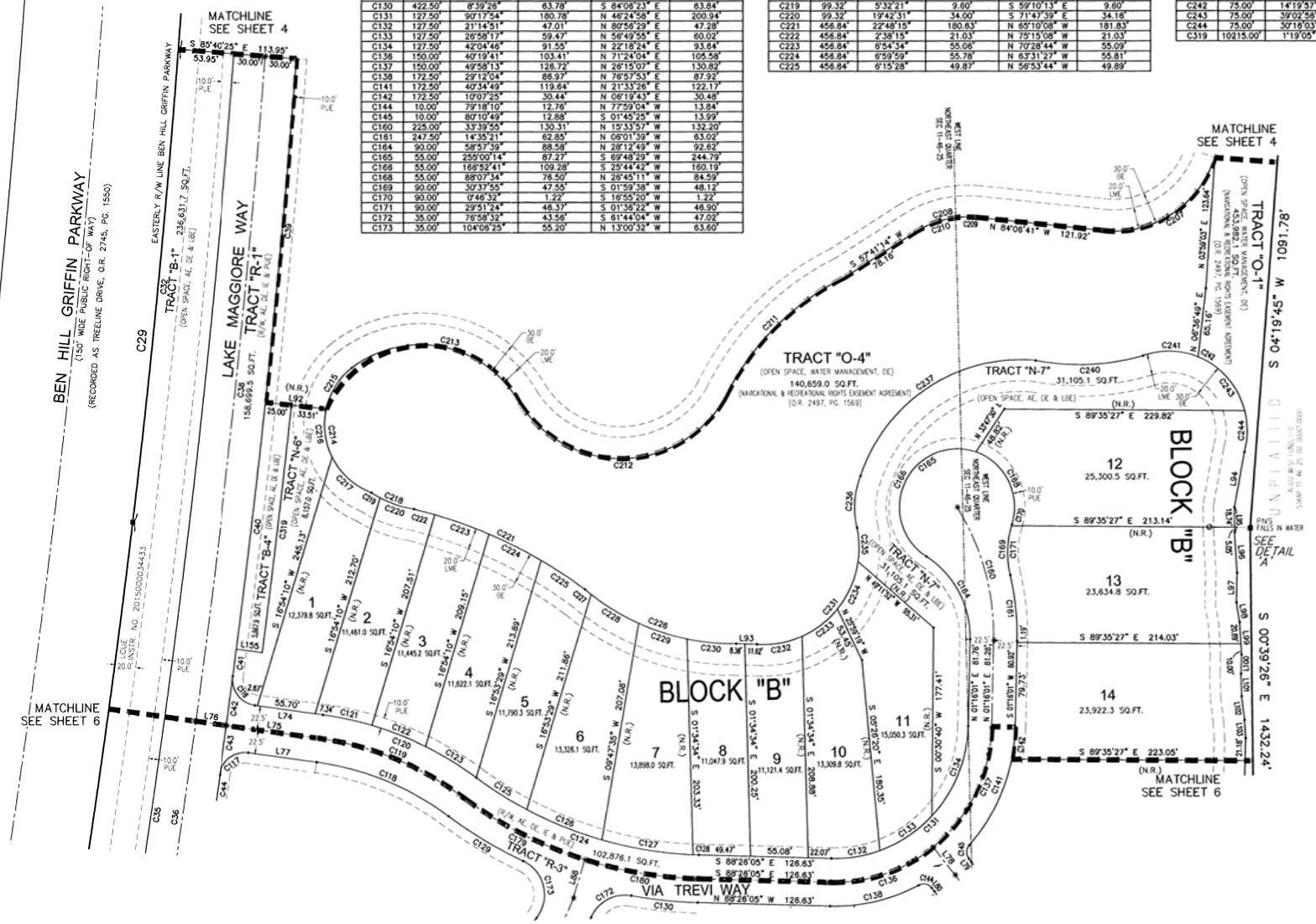
INSTR. NO. 2017000181209
SHEET 5 of 11

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C29	10075.00'	19°11'28"	3358.85'	N 107°3'05" E	3374.60'
C32	10075.00'	2°32'45"	447.83'	N 09°35'57" E	447.87'
C35	10130.00'	8°09'28"	1448.28'	N 08°24'18" E	1442.20'
C36	10160.00'	8°09'28"	1448.25'	N 08°24'18" E	1448.47'
C38	10160.00'	3°33'22"	830.48'	N 06°08'16" E	830.58'
C39	10190.00'	1°49'47"	325.38'	N 09°14'28" E	325.40'
C40	10190.00'	1°19'05"	234.42'	N 06°48'54" E	234.43'
C41	10190.00'	0°08'39"	25.65'	N 07°32'47" E	25.65'
C42	10190.00'	0°15'50"	46.92'	N 07°45'01" E	46.92'
C43	10190.00'	0°15'48"	46.85'	N 08°00'50" E	46.85'
C44	10190.00'	0°08'38"	25.57'	N 08°13'03" E	25.57'

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C116	24.50'	89°49'09"	34.59'	S 37°17'28" E	38.41'
C117	24.50'	89°39'13"	34.54'	S 52°58'21" W	38.34'
C118	24.50'	2°29'13"	136.33'	N 67°59'56" W	137.13'
C119	300.00'	28°28'13"	147.37'	N 67°58'58" W	148.90'
C120	322.50'	28°28'13"	158.43'	N 67°58'58" W	160.08'
C121	322.50'	8°31'19"	47.92'	N 77°59'23" W	47.97'
C122	322.50'	7°48'40"	45.18'	N 68°48'23" W	52.22'
C123	322.50'	10°08'14"	58.80'	N 58°48'58" W	58.87'
C124	377.50'	34°40'16"	224.97'	S 71°05'57" E	228.44'
C125	377.50'	8°39'04"	56.95'	S 58°05'21" E	57.00'
C126	377.50'	11°43'13"	77.50'	S 68°17'29" E	77.44'
C127	377.50'	11°24'55"	88.19'	S 80°52'52" E	88.39'
C128	377.50'	0°51'06"	5.81'	S 88°00'32" E	5.81'
C129	422.50'	11°17'56"	83.18'	S 59°24'47" E	83.32'
C130	422.50'	6°39'28"	63.78'	S 84°05'23" E	63.84'
C131	127.50'	90°17'54"	180.78'	N 46°24'58" E	200.94'
C132	127.50'	21°14'51"	47.01'	N 80°56'29" E	47.28'
C133	127.50'	28°58'17"	59.47'	N 58°49'55" E	60.02'
C134	127.50'	42°04'46"	91.55'	N 51°14'11" E	93.84'
C136	150.00'	49°19'41"	103.41'	N 71°24'04" E	105.58'
C137	150.00'	49°58'13"	128.72'	N 26°15'07" E	130.82'
C138	172.50'	29°12'04"	86.97'	N 76°57'53" E	87.92'
C141	172.50'	40°34'48"	113.84'	N 21°33'26" E	122.17'
C142	172.50'	10°07'25"	30.44'	N 06°19'43" E	30.48'
C144	10.00'	79°18'10"	12.76'	N 77°59'04" W	13.84'
C145	10.00'	80°10'49"	12.88'	S 01°45'25" W	13.99'
C160	225.00'	33°35'54"	130.31'	N 13°33'59" W	132.20'
C161	247.50'	14°35'21"	62.85'	N 06°01'59" W	63.02'
C164	90.00'	58°57'39"	88.58'	N 28°12'49" W	92.62'
C165	55.00'	255°00'14"	87.27'	S 89°48'29" W	244.79'
C166	55.00'	168°52'41"	109.20'	S 23°44'42" W	160.19'
C168	55.00'	88°07'34"	76.50'	N 28°45'11" W	84.59'
C169	90.00'	30°37'55"	47.55'	S 01°59'58" W	48.12'
C170	90.00'	0°46'32"	1.22'	S 16°55'20" W	1.22'
C171	90.00'	2°25'12"	48.37'	S 01°36'24" E	48.50'
C172	35.00'	2°58'53"	43.56'	S 01°44'04" W	47.02'
C173	35.00'	10°40'25"	55.20'	N 13°00'32" W	63.60'

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C179	400.00'	18°53'59"	131.35'	S 83°12'48" E	131.94'
C180	400.00'	15°48'18"	109.78'	S 80°32'58" E	110.11'
C207	100.90'	77°30'49"	128.82'	N 57°03'55" E	136.74'
C208	94.34'	37°58'08"	61.38'	S 76°40'18" W	62.51'
C209	94.34'	8°29'41"	13.97'	N 88°35'29" W	13.99'
C210	94.34'	29°29'28"	47.99'	S 22°52'27" W	48.53'
C212	322.50'	37°57'53"	183.03'	S 45°09'22" W	188.05'
C213	115.68'	115°49'50"	198.03'	N 88°50'25" E	233.89'
C218	109.72'	96°58'01"	164.31'	N 78°18'14" W	185.69'
C214	68.31'	121°18'08"	119.08'	S 09°05'43" E	144.82'
C215	68.31'	38°59'05"	45.60'	S 32°03'23" W	48.49'
C216	68.31'	38°59'05"	45.60'	S 06°56'32" E	48.49'
C217	68.31'	43°18'17"	50.41'	S 48°05'39" E	51.63'
C218	99.32'	20°14'52"	43.41'	S 69°01'29" E	43.77'
C219	99.32'	9°32'21"	9.60'	S 69°10'13" E	9.60'
C220	99.32'	19°42'31"	34.00'	S 71°47'39" E	34.16'
C221	458.84'	22°48'15"	180.83'	N 65°10'08" W	181.83'
C222	458.84'	2°38'15"	21.03'	N 79°15'08" W	21.03'
C223	458.84'	8°54'34"	55.08'	N 70°28'44" W	55.09'
C224	458.84'	6°59'59"	55.78'	N 63°31'27" W	55.81'
C225	458.84'	6°15'28"	49.87'	N 56°53'44" W	49.89'

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C226	221.12'	46°34'08"	153.32'	S 70°29'03" E	156.57'
C227	221.12'	1°59'12"	7.87'	S 91°11'58" E	7.87'
C228	221.12'	13°46'19"	53.02'	S 59°04'21" E	53.15'
C229	221.12'	12°38'32"	48.58'	S 72°15'48" E	48.68'
C230	221.12'	12°12'05"	47.00'	S 84°40'05" E	47.09'
C231	91.10'	108°08'10"	148.81'	N 41°03'01" E	168.70'
C232	91.10'	27°51'10"	43.85'	N 80°10'31" E	44.28'
C233	91.10'	26°51'40"	42.32'	N 52°49'08" E	42.71'
C234	91.10'	31°04'18"	48.80'	N 23°51'08" E	49.40'
C235	91.10'	20°19'04"	32.14'	N 01°50'32" W	32.30'
C236	81.04'	35°00'40"	48.78'	S 03°55'29" W	49.52'
C237	161.25'	78°32'34"	199.75'	S 55°59'13" W	215.42'
C240	223.98'	28°31'40"	102.78'	N 87°29'37" E	103.70'
C241	75.00'	41°08'42"	53.71'	N 89°35'22" W	53.86'
C242	75.00'	14°19'57"	18.71'	N 62°51'02" W	18.78'
C243	75.00'	39°02'56"	50.13'	N 34°09'58" W	51.11'
C244	75.00'	30°18'03"	39.16'	N 00°29'54" E	39.62'
C319	10215.00'	1°19'05"	235.00'	N 08°48'54" E	235.00'



LINE	BEARING	DISTANCE
L74	S 82°12'02" E	65.71'
L75	S 82°12'02" E	90.17'
L76	S 82°12'02" E	30.00'
L77	S 82°12'02" W	63.84'
L78	N 38°19'59" W	33.50'
L79	S 38°19'59" E	3.67'
L80	N 38°19'59" W	4.17'
L88	S 00°13'02" E	23.70'
L92	N 83°50'38" W	58.51'
L93	S 88°14'41" E	19.98'
L94	S 07°19'15" W	52.89'
L99	S 03°40'12" E	30.68'
L98	S 03°37'08" E	38.02'
L97	S 01°19'18" W	28.00'
L96	S 09°28'50" E	18.60'
L101	S 03°28'14" E	17.23'
L100	S 01°50'00" W	18.28'
L101	S 01°33'17" E	21.11'
L102	S 07°08'28" E	22.48'
L103	S 03°28'14" E	17.23'
L150	N 82°31'33" W	25.00'
L182	S 87°12'08" E	14.99'

DOS2017-00016/PLT2016-00033

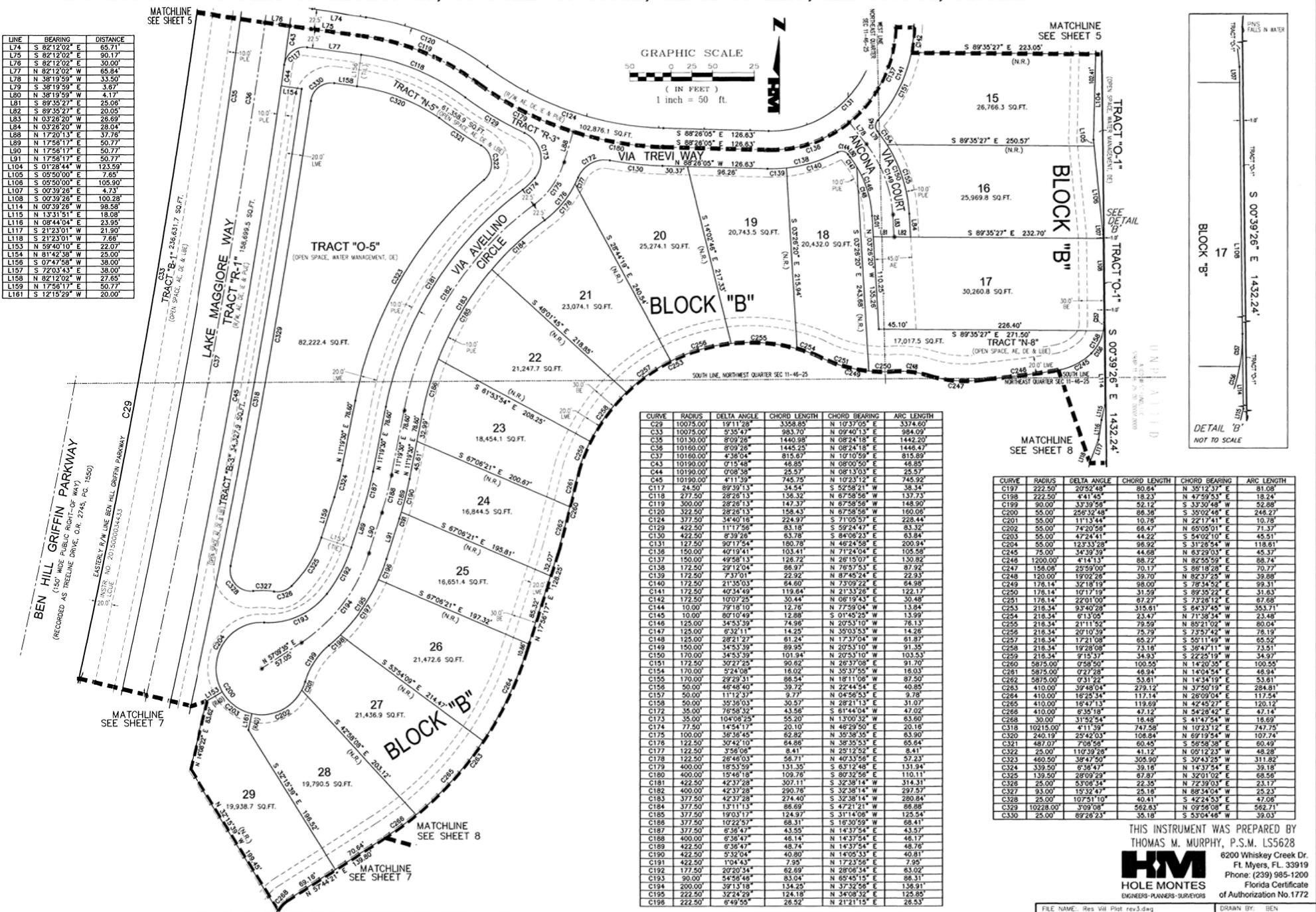
THIS INSTRUMENT WAS PREPARED BY
THOMAS M. MURPHY, P.S.M. LS5628
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HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS
6200 Whiskey Creek Dr.
Ft. Myers, FL 33919
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MIROMAR LAKES-UNIT XVII-COSTA MAGGIORE-PHASE I

A SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. NO. 2017000181209
SHEET 6 of 11

LINE	BEARING	DISTANCE
L74	S 82°12'02" E	65.71
L75	S 82°12'02" E	90.17
L76	S 82°12'02" E	30.00
L77	N 82°12'02" W	65.84
L78	N 38°19'59" W	33.50
L79	S 38°19'59" E	3.87
L80	N 38°19'59" W	4.17
L81	S 89°35'27" E	25.06
L82	S 89°35'27" E	20.05
L83	N 03°28'20" W	28.69
L84	N 03°28'20" W	28.04
L85	N 17°20'13" E	37.78
L89	N 17°58'17" E	50.77
L90	N 17°58'17" E	50.77
L91	N 17°58'17" E	50.77
L104	S 01°28'44" W	123.59
L105	S 05°50'00" E	7.61
L106	S 05°50'00" E	105.90
L107	S 00°39'26" E	4.73
L108	S 00°39'26" E	100.28
L114	N 00°39'26" W	93.68
L115	N 13°31'51" E	18.08
L116	N 08°44'04" E	23.95
L117	S 21°23'01" W	21.90
L118	S 21°23'01" W	7.68
L153	N 59°40'10" E	22.07
L154	N 81°42'38" W	25.00
L156	S 07°47'58" W	38.00
L157	S 72°03'13" E	30.00
L158	N 82°12'02" W	27.65
L159	N 17°58'17" E	50.77
L161	S 12°15'29" W	20.00



CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C29	10075.00	19°11'28"	3358.85	N 10°37'05" E	3374.60
C33	10075.00	3°35'47"	983.70	N 09°40'13" E	984.09
C35	10130.00	8°09'26"	1440.98	N 07°24'18" E	1442.20
C36	10160.00	8°09'26"	1445.25	N 08°24'18" E	1448.47
C37	10160.00	4°38'04"	815.87	N 10°10'59" E	815.89
C43	10190.00	0°15'48"	46.85	N 08°00'50" E	46.85
C44	10190.00	0°08'58"	25.57	N 08°13'03" E	25.57
C45	10190.00	4°11'59"	745.75	N 10°23'12" E	745.92
C117	24.50	89°39'13"	34.54	S 52°58'21" W	38.34
C118	277.50	28°28'13"	136.32	N 67°58'58" W	137.73
C139	300.00	29°12'04"	147.37	N 67°58'58" W	148.90
C120	322.50	28°28'13"	158.43	N 67°58'58" W	160.08
C124	377.50	34°40'16"	224.97	S 71°05'57" E	228.44
C129	422.50	11°17'56"	83.18	S 59°24'47" E	83.32
C130	422.50	3°39'28"	63.78	S 58°08'13" E	63.84
C131	127.50	90°17'54"	190.78	N 48°24'58" E	200.94
C136	150.00	40°19'41"	103.41	N 71°24'04" E	105.58
C137	150.00	49°58'13"	128.72	N 28°15'07" E	130.82
C138	172.50	29°12'04"	86.97	N 67°58'58" W	87.92
C139	172.50	7°37'01"	22.92	N 87°45'24" E	22.93
C140	172.50	21°35'03"	64.60	N 73°09'22" E	64.98
C141	172.50	40°34'49"	119.64	N 21°33'28" E	122.17
C142	172.50	10°07'25"	30.44	N 08°19'43" E	30.48
C144	100.00	79°18'10"	12.76	N 77°59'04" W	13.84
C145	100.00	80°10'49"	12.88	S 01°45'25" W	13.99
C146	125.00	34°53'39"	74.96	N 20°53'10" W	76.13
C147	125.00	8°32'11"	14.25	N 30°53'33" W	14.28
C148	125.00	28°21'27"	61.24	N 17°37'04" W	61.87
C149	150.00	34°53'39"	89.95	N 20°53'10" W	91.35
C150	170.00	34°53'39"	101.94	N 20°53'10" W	103.53
C151	172.50	14°54'17"	90.82	N 28°37'08" E	91.70
C154	170.00	2°24'08"	18.02	N 35°37'55" E	18.03
C155	170.00	29°29'31"	86.54	N 18°11'08" W	87.50
C156	50.00	48°48'40"	39.72	N 22°44'54" E	40.85
C157	50.00	8°12'57"	9.37	N 04°58'53" E	9.38
C158	50.00	35°38'03"	30.57	N 28°21'13" E	31.07
C172	35.00	76°58'32"	43.56	S 81°44'04" W	47.02
C173	35.00	104°08'25"	55.20	N 13°00'32" W	63.60
C174	71.50	145°41'17"	20.10	N 48°29'08" E	20.18
C175	100.00	36°38'45"	62.82	N 35°38'58" E	63.90
C176	122.50	30°42'10"	64.88	N 38°35'53" E	65.64
C177	122.50	3°58'06"	8.41	N 29°12'52" E	8.41
C178	122.50	286°00'03"	56.71	N 40°33'58" E	57.23
C179	400.00	185°53'59"	131.35	S 63°12'48" E	131.94
C180	400.00	15°48'18"	109.76	S 80°32'56" E	110.11
C181	422.50	42°37'28"	307.11	S 32°38'14" W	314.31
C182	400.00	42°37'28"	290.78	S 32°38'14" W	297.57
C183	377.50	42°37'28"	274.40	S 32°38'14" W	280.84
C184	377.50	13°11'13"	86.69	S 47°21'21" W	86.88
C185	377.50	19°03'17"	124.97	S 31°14'08" W	125.54
C186	377.50	10°22'37"	68.11	S 16°30'59" W	68.41
C187	377.50	6°58'47"	43.55	N 14°37'54" E	43.57
C188	400.00	6°58'47"	46.14	N 14°37'54" E	46.17
C189	422.50	6°58'47"	48.74	N 14°37'54" E	48.78
C191	422.50	3°32'04"	40.80	N 14°05'33" E	40.81
C192	177.50	10°43'43"	7.95	N 17°23'58" E	7.95
C193	177.50	20°20'34"	62.69	N 28°08'34" E	63.02
C194	200.00	54°58'46"	83.04	N 65°45'15" E	86.31
C195	222.50	39°13'18"	134.25	N 37°32'56" E	138.91
C196	222.50	32°24'29"	124.18	N 34°08'32" E	125.85
C196	222.50	6°49'55"	26.52	N 21°21'15" E	26.53

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C197	222.50	20°52'48"	80.84	N 35°12'37" E	81.08
C198	222.50	4°41'45"	18.23	N 47°59'53" E	18.24
C199	90.00	33°39'58"	52.12	S 33°30'48" W	52.88
C200	95.00	25°32'48"	66.30	S 35°02'48" W	246.27
C201	55.00	11°13'44"	10.78	N 22°17'41" E	10.78
C202	55.00	74°20'56"	66.47	N 65°05'01" E	71.37
C203	25.00	47°24'41"	44.22	S 54°02'10" E	45.51
C204	55.00	12°33'23"	98.92	S 31°28'54" W	118.61
C245	75.00	34°39'59"	44.68	N 63°29'03" E	45.37
C246	1200.00	4°14'13"	88.72	N 82°55'59" E	88.74
C247	158.00	28°59'00"	70.17	S 86°18'28" E	70.77
C248	120.00	19°02'28"	39.70	N 82°37'42" W	39.88
C249	178.14	32°18'19"	98.00	S 78°34'52" E	99.31
C250	178.14	10°17'19"	31.59	S 89°35'22" E	31.63
C251	178.14	22°01'00"	67.27	S 73°28'12" E	67.68
C252	218.34	23°40'28"	315.91	S 58°37'40" W	353.71
C254	218.34	6°13'05"	23.47	N 71°38'54" W	23.48
C255	218.34	21°11'52"	79.59	N 85°21'02" W	80.04
C256	218.34	20°10'59"	75.79	S 73°57'42" W	78.19
C257	218.34	17°21'08"	68.92	S 59°11'49" W	68.92
C258	218.34	19°28'08"	73.18	S 36°47'11" W	73.51
C259	218.34	9°15'37"	34.93	S 22°25'19" W	34.97
C260	5875.00	0°58'50"	100.55	N 14°20'55" E	100.55
C261	5875.00	0°22'28"	46.84	N 69°19'54" W	46.84
C262	5875.00	0°31'22"	53.61	N 14°34'19" E	53.61
C263	410.00	39°48'04"	279.12	N 22°44'54" E	284.81
C264	410.00	16°25'34"	117.14	N 26°09'04" E	120.53
C265	410.00	15°47'13"	119.69	N 26°09'04" E	120.12
C266	410.00	6°30'18"	47.12	N 54°28'42" E	47.14
C268	30.00	31°52'54"	18.48	S 41°47'54" W	18.69
C198	10215.00	41°15'57"	747.58	N 10°23'12" E	1071.74
C300	218.34	25°42'03"	128.84	N 54°28'42" E	129.74
C321	487.07	7°08'56"	60.45	S 55°58'38" E	60.49
C322	25.00	110°39'29"	41.12	N 05°12'23" W	48.28
C323	460.50	38°47'50"	308.90	S 30°43'25" W	311.82
C324	339.50	6°28'47"	39.18	N 14°37'54" E	39.18
C325	139.50	28°09'29"	67.87	N 32°01'02" E	68.58
C326	25.00	53°08'34"	22.35	N 72°39'03" E	23.17
C327	35.00	15°32'47"	25.18	N 88°34'04" W	25.23
C328	25.00	10°51'10"	40.41	N 07°51'10" E	47.08
C329	10228.00	3°09'08"	562.83	N 09°58'08" E	562.71
C330	25.00	89°28'23"	35.18	S 53°04'48" W	39.03

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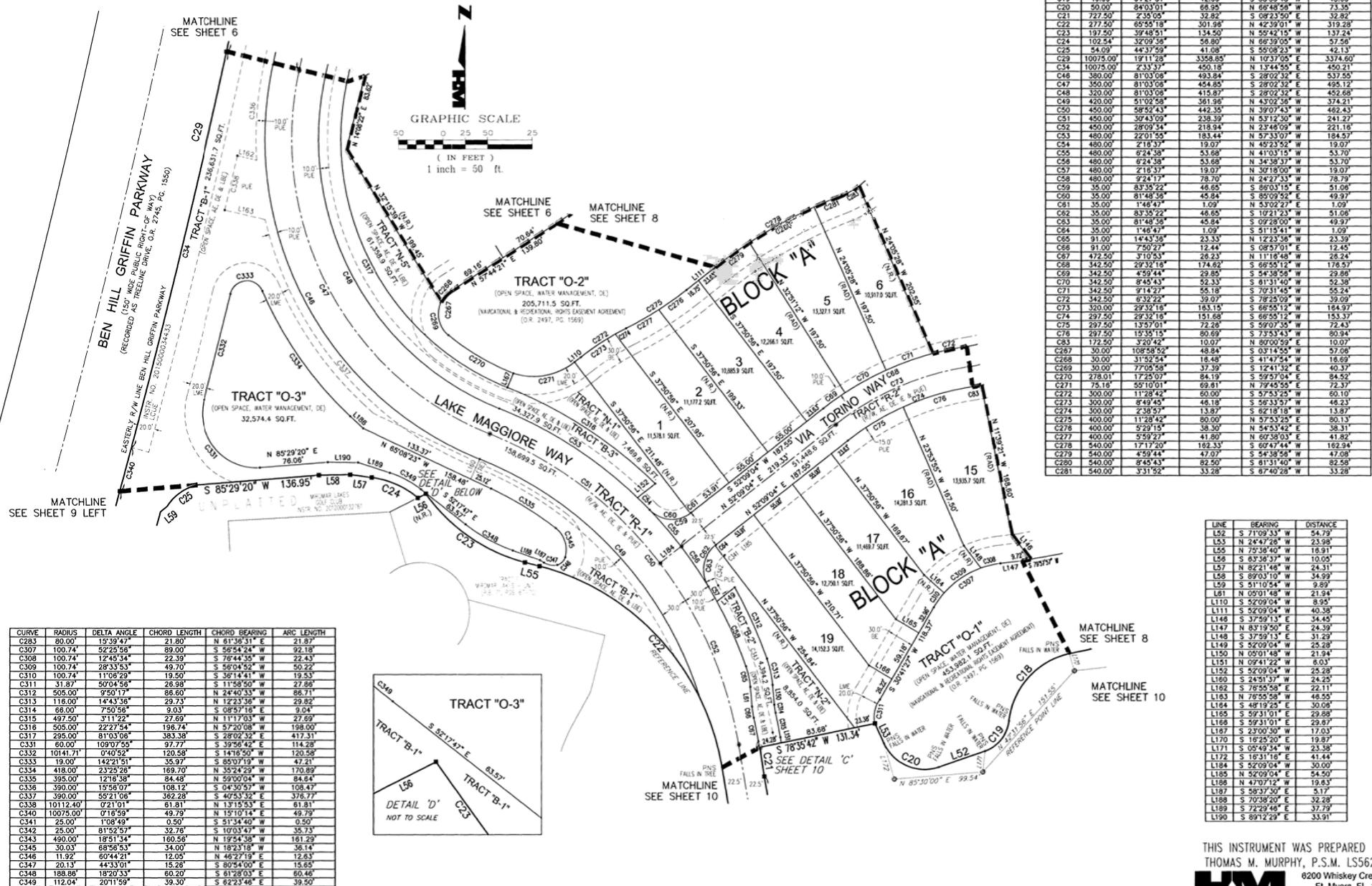
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MIROMAR LAKES-UNIT XVII-COSTA MAGGIORE-PHASE I

A SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. NO. 2017000181209
SHEET 7 of 11



CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C18	88.25	71°14'50"	100.47	S 42°19'27" W	107.25
C19	40.00	84°27'31"	42.68	S 38°55'48" W	45.00
C20	50.00	84°03'01"	68.35	N 68°48'59" W	73.35
C21	727.50	2°30'05"	32.82	S 09°23'50" E	32.82
C22	277.50	6°55'18"	301.98	N 42°39'01" W	319.28
C23	197.50	39°48'51"	134.50	N 55°42'15" W	137.24
C24	102.24	32°09'34"	58.80	N 66°39'05" W	57.50
C25	54.09	44°37'59"	41.08	S 55°08'23" W	42.13
C29	10075.00	19°11'28"	3358.85	N 10°37'05" E	3374.60
C34	10075.00	2°33'57"	450.18	N 1°34'55" E	450.21
C46	380.00	81°03'08"	433.84	S 28°02'32" E	433.55
C47	350.00	81°03'08"	454.85	S 28°02'32" E	455.12
C48	320.00	81°03'08"	415.87	S 28°02'32" E	452.68
C49	420.00	51°02'58"	381.96	N 43°02'36" W	374.21
C50	450.00	58°52'43"	442.35	N 39°07'43" W	462.43
C51	450.00	39°43'09"	238.39	N 53°12'30" W	241.27
C52	450.00	28°09'34"	218.94	N 23°48'09" W	221.16
C53	480.00	22°01'55"	183.44	N 57°33'07" W	184.57
C54	480.00	2°19'37"	19.07	N 45°23'52" W	19.07
C55	480.00	6°24'38"	53.68	N 41°03'15" W	53.70
C56	480.00	6°24'38"	53.68	N 34°38'37" W	53.70
C57	480.00	2°16'37"	19.07	N 30°18'50" W	19.07
C58	480.00	9°24'17"	78.70	N 24°27'53" W	78.79
C59	35.00	83°35'22"	46.65	S 85°03'15" E	51.06
C60	35.00	81°48'58"	45.84	S 85°09'52" E	49.97
C61	35.00	1°48'47"	1.09	S 53°02'27" E	1.09
C62	35.00	83°35'22"	46.65	S 85°03'15" E	51.06
C63	35.00	81°48'58"	45.84	S 85°09'52" E	49.97
C64	35.00	1°48'47"	1.09	S 51°15'41" W	1.09
C65	91.00	14°43'36"	23.33	N 12°23'36" W	23.39
C66	91.00	7°20'27"	12.44	N 08°57'01" E	12.45
C67	472.50	3°10'53"	26.23	N 11°18'48" W	26.24
C68	342.50	29°32'16"	174.62	S 66°55'12" W	178.57
C69	342.50	4°59'44"	29.85	S 54°38'56" W	29.86
C70	342.50	8°45'43"	32.32	S 66°55'12" W	32.38
C71	342.50	9°14'27"	55.18	S 70°31'45" W	55.24
C72	342.50	6°32'22"	39.07	S 78°25'09" W	39.09
C73	320.00	29°32'16"	183.15	S 66°55'12" W	184.97
C74	297.50	29°32'16"	151.58	S 66°55'12" W	153.37
C75	297.50	13°57'01"	72.26	S 59°07'55" W	72.43
C76	297.50	15°35'15"	80.69	S 73°53'43" W	80.94
C83	172.50	3°20'42"	10.97	N 80°00'59" E	10.07
C87	30.00	108°58'52"	48.84	S 03°14'54" W	57.08
C268	30.00	31°52'54"	16.48	S 41°47'54" W	16.69
C269	30.00	77°05'58"	37.39	S 12°41'32" E	40.37
C270	278.01	17°25'07"	84.19	S 59°57'04" E	84.52
C271	78.18	59°10'01"	69.81	N 79°45'01" E	72.37
C272	300.00	11°28'42"	60.00	S 57°53'25" W	60.10
C273	300.00	8°49'45"	46.18	S 56°33'57" W	46.23
C274	300.00	2°58'57"	13.87	S 62°18'18" W	13.87
C275	400.00	11°28'42"	80.00	S 57°53'25" W	80.13
C276	400.00	5°29'15"	38.30	N 54°53'42" E	38.31
C277	400.00	5°59'27"	41.80	N 60°38'03" E	41.82
C278	540.00	17°17'20"	182.33	S 60°47'44" W	182.94
C279	540.00	4°59'44"	47.07	S 54°38'56" W	47.08
C280	540.00	8°45'43"	82.50	S 61°31'40" W	82.58
C281	540.00	3°31'52"	33.28	S 87°40'28" W	33.28

LINE	BEARING	DISTANCE
L52	S 71°09'33" W	24.79
L53	N 24°47'28" W	23.98
L54	N 75°36'40" W	16.91
L55	S 83°38'37" W	10.05
L56	N 82°21'48" W	37.37
L57	S 89°03'10" W	34.99
L58	S 51°10'54" W	9.89
L59	N 05°01'48" W	21.94
L60	S 52°09'04" W	8.95
L61	S 52°09'04" W	40.38
L62	S 37°59'13" E	34.45
L63	N 83°19'50" E	24.39
L64	S 37°59'13" E	34.50
L65	S 52°09'04" W	25.28
L66	N 05°01'48" W	21.94
L67	N 09°41'22" W	6.03
L68	N 52°09'04" W	28.39
L69	S 24°51'37" W	24.29
L70	S 78°55'58" E	22.11
L71	N 78°55'58" W	46.55
L72	S 48°19'25" E	30.06
L73	N 59°31'01" E	29.88
L74	S 59°31'01" E	29.87
L75	S 23°00'30" W	17.03
L76	N 52°09'04" W	19.87
L77	S 05°49'34" W	23.38
L78	S 16°31'16" E	41.44
L79	S 52°09'04" W	30.00
L80	N 52°09'04" W	80.13
L81	N 47°07'12" W	19.83
L82	S 58°37'30" E	5.17
L83	S 70°38'20" E	32.28
L84	S 72°29'44" E	37.79
L85	S 89°12'29" E	33.91

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C283	80.00	15°39'47"	21.80	N 61°36'31" E	21.87
C307	100.74	52°25'58"	89.00	S 68°54'24" W	92.18
C308	100.74	12°45'34"	22.39	S 78°44'55" W	22.43
C309	100.74	28°33'53"	49.70	S 56°04'52" W	50.22
C310	100.74	11°08'29"	19.50	S 38°14'41" W	19.53
C311	31.87	50°04'54"	28.98	S 11°58'50" W	27.98
C312	305.00	9°50'17"	86.60	N 24°40'33" W	86.71
C313	118.00	14°43'36"	29.73	N 12°23'36" W	29.82
C314	66.00	7°50'58"	9.03	S 08°57'16" E	9.04
C315	492.50	11°11'29"	27.69	N 11°11'03" W	27.69
C316	508.00	22°27'54"	196.74	N 57°20'08" W	198.00
C317	295.00	81°03'08"	383.38	S 28°02'32" E	417.31
C331	60.00	109°07'55"	97.77	S 39°56'42" E	114.28
C332	10147.71	0°40'58"	120.58	S 14°34'40" W	120.58
C333	19.00	142°21'51"	35.37	S 65°07'19" W	47.21
C334	418.00	23°25'28"	169.70	N 35°24'29" W	170.89
C335	395.00	12°18'38"	84.48	N 59°00'04" W	84.84
C336	390.00	15°58'07"	108.12	S 04°30'57" W	108.47
C337	390.00	59°21'08"	362.28	S 49°53'32" E	376.77
C338	10112.40	0°21'01"	61.81	N 1°31'55" E	61.81
C340	10075.00	0°16'59"	49.79	N 15°10'14" E	49.79
C341	25.00	108°49'	0.50	S 01°34'40" W	0.50
C342	25.00	81°24'57"	32.18	S 10°03'47" W	35.73
C343	490.00	18°51'34"	160.56	N 19°54'38" W	161.29
C345	30.03	68°56'53"	34.00	N 18°23'18" W	36.14
C346	11.92	60°44'21"	12.05	N 46°27'08" W	12.31
C347	20.13	44°33'01"	15.29	S 80°54'00" W	15.65
C348	188.88	18°20'33"	60.20	S 61°28'03" E	60.46
C349	112.04	20°11'59"	39.30	S 82°23'46" E	39.50

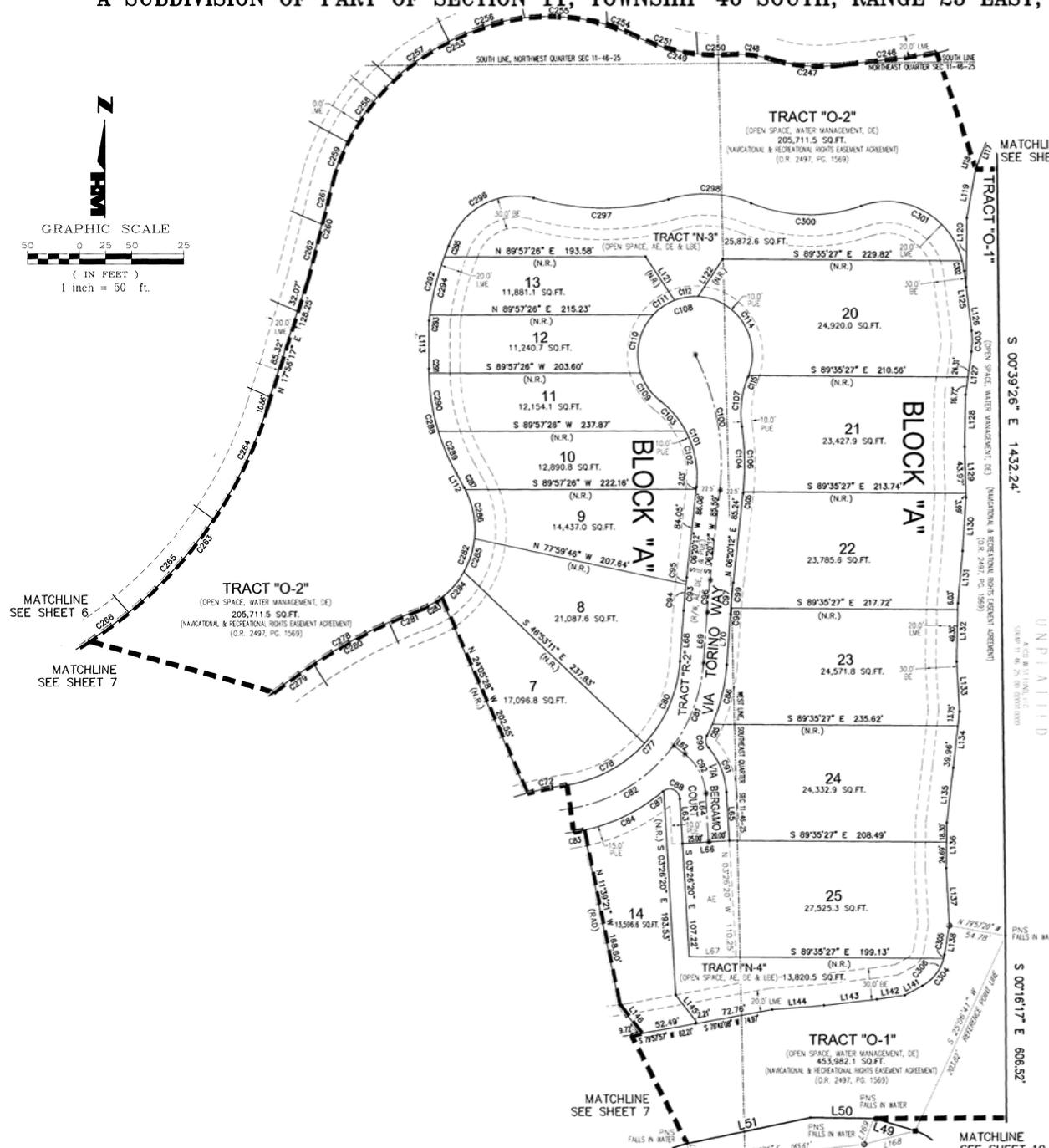
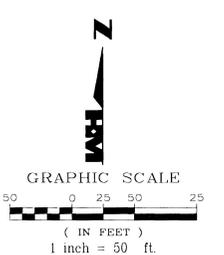
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MIROMAR LAKES-UNIT XVII-COSTA MAGGIORE-PHASE I

A SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. NO. 2017000181209
SHEET 8 of 11



LINE	BEARING	DISTANCE
L49	N 73°25'25" W	41.54
L50	N 89°12'17" W	63.99
L51	S 78°18'19" W	121.10
L62	N 53°35'22" W	13.35
L63	S 03°28'20" E	42.20
L64	S 03°28'20" E	45.98
L65	N 03°28'20" W	45.98
L66	S 86°33'40" W	45.00
L67	S 89°35'27" E	45.10
L68	S 04°05'47" W	48.05
L69	S 04°08'47" E	48.05
L70	N 04°08'47" E	48.05
L71	S 29°33'51" E	16.29
L72	N 00°02'34" W	45.47
L73	S 21°23'01" W	21.99
L74	S 21°23'01" W	7.66
L75	S 10°30'59" W	46.79
L76	S 00°32'13" W	65.48
L77	S 33°47'30" E	49.92
L78	N 33°47'30" E	18.60
L79	N 07°14'25" W	15.86
L80	N 07°14'25" W	25.78
L81	N 07°50'53" E	41.08
L82	N 01°05'34" E	49.44
L83	N 01°39'50" W	47.36
L84	N 03°43'55" E	50.59
L85	N 05°14'40" E	49.66
L86	N 01°13'03" E	55.33
L87	N 08°25'03" E	53.72
L88	N 08°49'00" E	52.28
L89	N 00°45'08" E	42.99
L90	N 03°10'51" W	54.52
L91	N 09°44'18" E	27.92
L92	N 01°48'09" E	19.14
L93	N 81°52'32" E	27.09
L94	N 83°32'45" E	51.09
L95	N 89°38'18" E	49.39
L96	S 37°59'13" E	33.95
L97	S 37°59'13" E	34.45
L98	N 75°35'00" E	50.78
L99	S 20°55'45" W	28.22
L100	S 16°25'20" W	19.87

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C22	342.50	8°32'22"	39.07	S 78°25'09" W	39.09
C77	127.50	77°32'33"	159.68	N 42°55'04" E	172.58
C78	127.50	38°34'32"	84.23	N 62°24'04" E	85.84
C80	127.50	38°58'01"	85.05	N 23°37'48" E	86.71
C81	150.00	32°15'51"	83.96	N 20°18'43" E	84.47
C82	150.00	45°16'42"	115.48	N 59°02'59" E	118.54
C83	172.50	3°20'42"	10.07	N 80°00'59" E	10.07
C84	172.50	28°12'38"	84.08	N 84°14'19" E	84.93
C85	172.50	4°01'42"	12.13	N 25°50'48" E	12.13
C86	172.50	19°21'10"	57.99	N 13°49'22" E	58.27
C87	10.00	6°25'40"	1.12	S 53°20'50" W	1.12
C88	10.00	120°00'00"	17.36	N 63°26'20" W	20.84
C89	10.00	88°52'36"	11.31	S 05°44'59" E	12.02
C91	70.00	37°54'36"	45.48	N 22°23'38" W	46.32
C92	50.00	50°09'01"	42.38	N 28°50'51" W	43.78
C93	822.50	2°11'55"	31.44	S 05°14'30" W	31.44
C94	822.50	1°43'54"	24.86	S 05°00'45" W	24.87
C95	822.50	0°27'29"	6.58	S 08°08'27" W	6.58
C96	800.00	2°11'55"	30.58	S 05°14'30" W	30.58
C97	777.50	2°11'55"	29.72	S 05°14'30" W	29.72
C98	777.50	0°23'00"	5.65	S 04°21'17" W	5.65
C99	777.50	1°46'25"	24.07	S 05°27'00" W	24.07
C100	225.00	33°59'55"	130.31	N 10°29'48" W	132.20
C101	90.00	58°57'39"	86.58	N 23°58'38" W	92.62
C102	90.00	34°54'29"	54.24	N 11°07'01" W	54.23
C103	90.00	24°03'14"	37.51	N 40°35'50" W	37.78
C104	247.50	1°43'21"	62.85	N 00°57'28" W	63.02
C105	247.50	0°17'24"	1.25	N 08°11'50" E	1.25
C106	247.50	18°17'56"	61.61	N 01°00'10" W	61.77
C107	90.00	30°37'55"	47.55	S 07°03'49" W	48.12
C108	55.00	25°00'14"	87.27	S 74°52'40" W	244.79
C109	55.00	34°22'50"	32.51	S 35°28'02" E	33.00
C110	55.00	81°39'43"	51.84	S 12°34'14" W	59.18
C111	55.00	25°27'44"	24.24	S 58°07'58" W	24.44
C112	55.00	23°56'31"	22.82	S 80°50'05" W	22.98
C114	55.00	108°14'40"	89.13	N 33°04'19" W	103.91
C115	55.00	1°12'28"	1.28	N 71°30'34" W	1.28
C116	1200.00	4°14'13"	88.72	N 82°55'59" E	88.74
C117	150.00	25°59'00"	70.17	S 86°18'28" E	70.77
C118	120.00	19°02'26"	39.70	N 82°37'25" W	39.88
C119	176.14	32°18'19"	88.00	S 78°34'52" E	99.31
C120	176.14	10°17'19"	31.59	S 89°35'52" E	31.83
C251	176.14	22°01'00"	87.27	S 73°28'12" E	87.68
C252	216.34	93°40'28"	315.81	S 84°37'45" W	353.71
C254	216.34	61°33'04"	23.47	N 71°30'34" W	23.48
C255	216.34	21°11'52"	79.59	N 85°21'02" W	80.04
C256	216.34	20°10'39"	75.79	S 73°57'42" W	76.19
C257	216.34	17°21'08"	65.27	S 59°11'49" W	65.52
C258	216.34	19°28'08"	73.18	S 36°47'11" W	73.51
C259	216.34	9°15'37"	34.93	S 22°25'19" W	34.97
C260	5875.00	0°58'50"	100.55	N 14°20'35" E	100.55
C261	5875.00	0°27'28"	48.94	N 14°04'54" E	48.94
C262	5875.00	0°31'22"	53.61	N 14°20'35" E	53.61
C263	410.00	39°48'04"	279.12	N 37°50'19" E	284.81
C264	410.00	16°25'34"	117.14	N 26°09'04" E	117.54
C265	410.00	16°47'13"	119.69	N 42°45'27" E	120.12
C266	410.00	6°35'18"	47.12	S 23°25'15" E	47.14
C278	540.00	17°17'20"	162.33	S 60°47'44" W	162.94
C279	540.00	4°59'44"	47.07	S 54°38'58" W	47.08
C280	540.00	8°45'43"	82.50	S 61°31'40" W	82.58
C281	540.00	3°31'52"	33.28	S 87°40'38" W	33.28
C282	80.00	99°00'15"	121.67	N 19°58'16" E	138.24
C283	80.00	15°39'47"	21.80	N 81°36'31" E	21.87
C284	80.00	23°44'37"	32.92	N 41°54'19" E	33.15
C285	80.00	23°43'51"	32.90	N 18°10'05" E	33.13
C286	80.00	34°37'00"	47.60	N 11°00'21" W	48.33
C287	80.00	1°15'01"	1.75	N 28°58'21" W	1.75
C288	200.00	29°31'17"	101.91	S 14°48'13" E	103.05
C289	200.00	12°17'12"	42.81	S 23°25'15" E	42.89
C290	200.00	16°00'54"	55.72	S 09°18'12" E	55.90
C291	200.00	1°13'11"	7.33	S 00°39'10" E	4.26
C292	274.67	19°18'03"	42.13	S 14°54'08" W	73.35
C293	274.67	1°03'58"	5.32	S 07°40'21" W	5.32
C294	274.67	1°15'14"	58.77	S 14°17'33" W	58.87
C295	274.67	2°19'40"	11.16	S 21°23'18" W	11.16
C296	89.87	84°11'27"	93.68	S 81°05'42" W	102.87
C297	240.50	31°12'33"	129.43	S 89°24'33" E	131.04
C298	120.00	38°39'04"	79.42	N 87°20'01" W	80.95
C300	150.00	41°09'14"	105.44	S 88°35'08" E	107.74
C301	75.00	94°31'35"	110.17	S 81°53'55" W	123.73
C302	75.00	72°34'13"	9.87	N 10°58'18" W	9.88
C303	75.00	15°04'58"	18.69	N 09°18'04" E	19.74
C304	41.00	52°04'31"	35.39	N 35°48'33" E	37.26
C305	41.00	4°47'18"	3.43	N 12°07'56" E	3.43
C306	41.00	47°17'15"	32.89	N 58°10'11" E	33.84

DOS2017-00016/PLT2016-00033

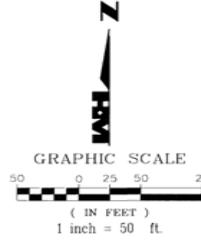
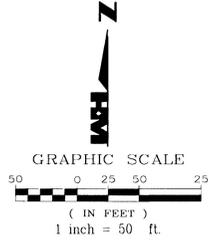
THIS INSTRUMENT WAS PREPARED BY
THOMAS M. MURPHY, P.S.M. LS5628
8200 Whiskey Creek Dr.
Ft. Myers, FL 33919
Phone: (239) 985-1200
Florida Certificate
of Authorization No. 1772



MIROMAR LAKES-UNIT XVII-COSTA MAGGIORE-PHASE I

A SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. NO. 2017000181209
SHEET 9 of 11

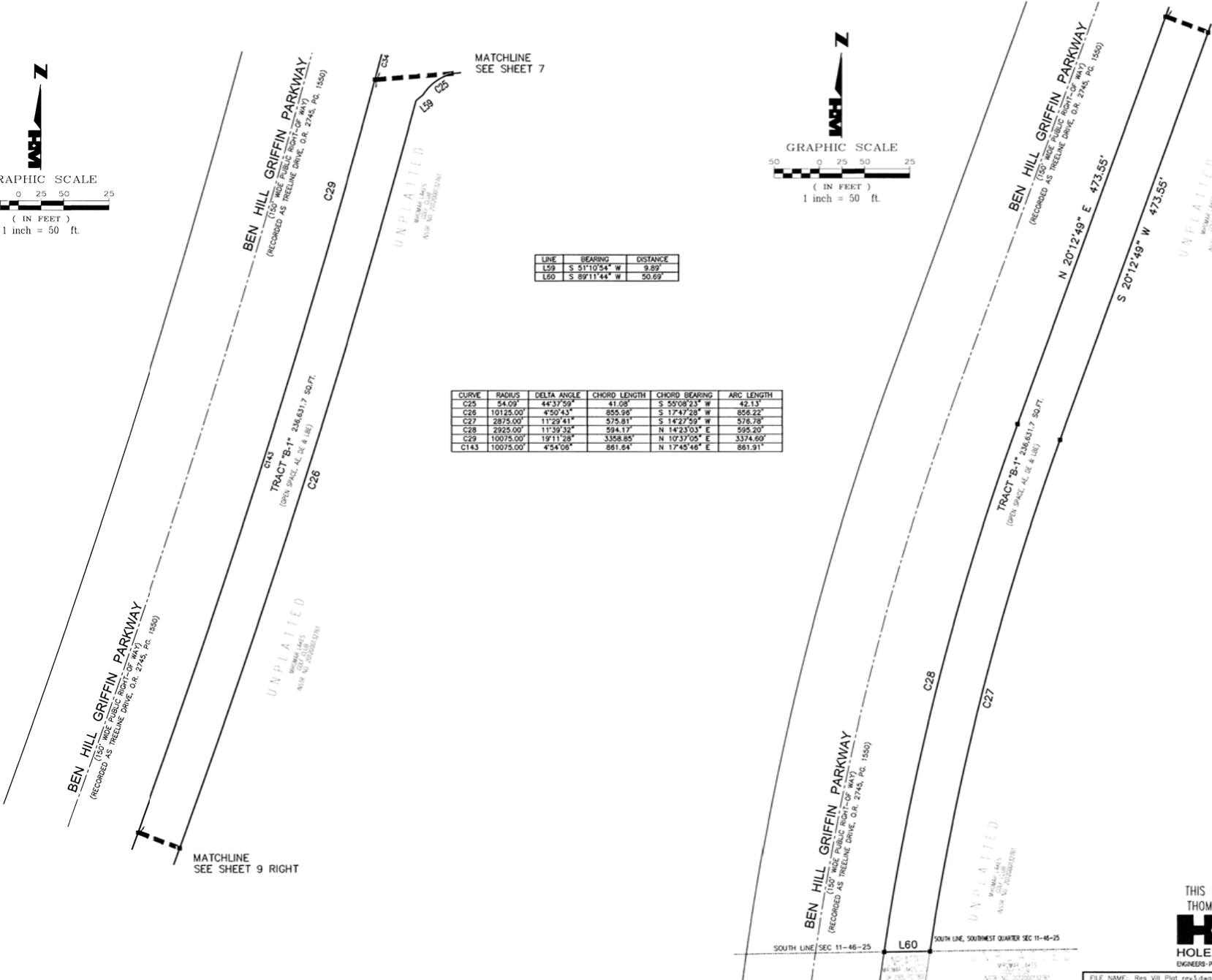


MATCHLINE
SEE SHEET 7

MATCHLINE
SEE SHEET 9 LEFT

LINE	BEARING	DISTANCE
L59	S 51°10'54" W	9.89'
L60	S 89°11'44" W	50.69'

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C25	54.09'	44°37'59"	41.08'	S 55°08'23" W	42.13'
C26	10125.00'	4°20'43"	855.98'	S 17°47'28" W	558.22'
C27	2875.00'	11°29'41"	575.81'	S 14°27'59" W	578.78'
C28	2925.00'	11°39'32"	594.17'	N 14°23'03" E	595.20'
C29	10075.00'	1°11'12"	3358.85'	N 10°37'05" E	3374.60'
C143	10075.00'	4°54'09"	881.84'	N 17°45'46" E	881.91'



DOS2017-00016/PLT2016-00033
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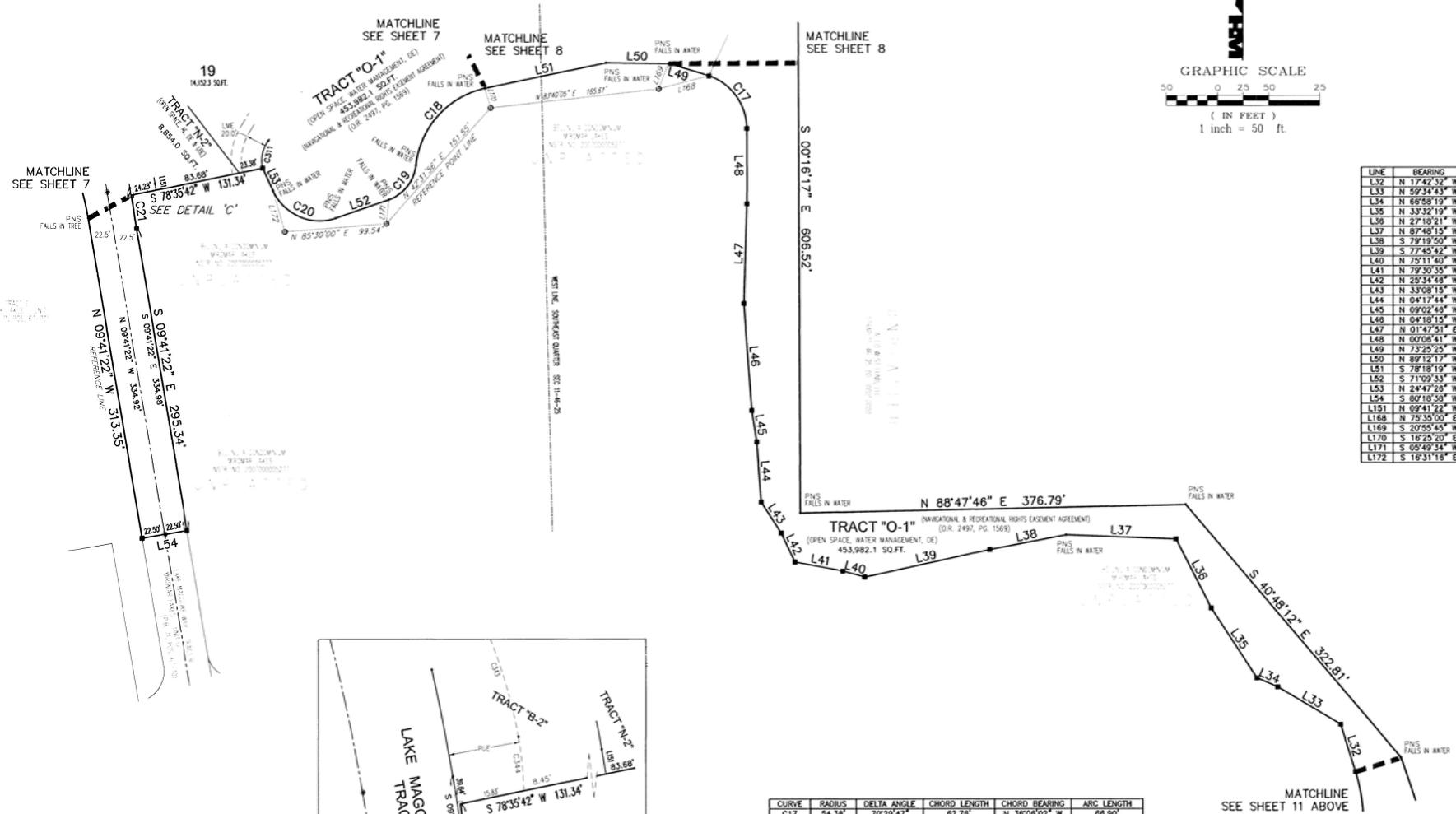
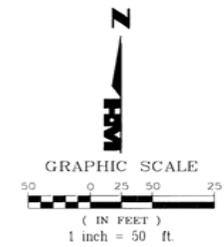
THIS INSTRUMENT WAS PREPARED BY
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A SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

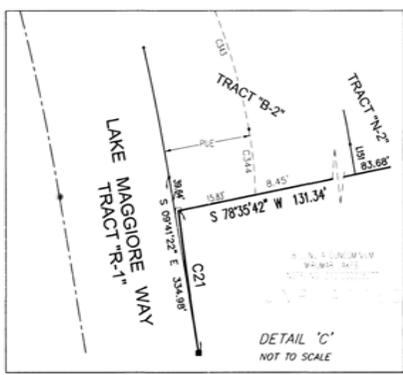
INSTR. NO. 2017000181209

SHEET 10 of 11



LINE	BEARING	DISTANCE
L32	N 1742'32" W	48.03'
L33	N 59'34'43" W	71.42'
L34	N 66'59'19" W	22.12'
L35	N 33'32'19" W	60.90'
L36	N 27'18'21" W	75.11'
L37	N 87'48'15" W	107.81'
L38	S 79'19'50" W	75.88'
L39	S 77'45'42" W	124.84'
L40	N 75'11'46" W	58.50'
L41	N 79'30'35" W	47.63'
L42	N 25'34'46" W	31.03'
L43	N 33'08'15" W	35.76'
L44	N 04'17'44" W	58.50'
L45	N 09'02'48" W	30.65'
L46	N 04'18'15" W	103.68'
L47	N 01'47'51" E	95.20'
L48	N 00'06'41" W	72.44'
L49	N 73'25'25" W	41.54'
L50	N 89'12'17" W	60.99'
L51	S 78'18'19" W	121.10'
L52	S 71'09'33" W	54.79'
L53	N 24'47'28" W	23.98'
L54	S 80'18'58" W	45.00'
L55	N 09'41'22" E	5.03'
L168	N 75'35'00" E	50.78'
L169	S 20'55'45" W	28.22'
L170	S 16'25'20" E	19.87'
L171	S 05'49'54" W	23.38'
L172	S 16'31'18" E	41.44'

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C17	54.38'	70'29'47"	62.78'	N 36'06'02" W	68.90'
C18	86.25'	71'14'50"	100.47'	S 42'19'27" W	107.25'
C19	40.00'	64'27'31"	42.66'	S 38'55'48" W	45.00'
C20	50.00'	84'03'01"	66.95'	N 66'48'56" W	73.35'
C21	727.50'	2'35'05"	32.82'	S 08'23'50" E	32.82'
C311	31.87'	50'04'56"	26.98'	S 11'58'50" W	27.86'
C344	79.50'	9'28'07"	13.08'	N 05'45'47" W	13.09'



DSS2017-00016/PLT2016-00053

THIS INSTRUMENT WAS PREPARED BY
 THOMAS M. MURPHY, P.S.M. LS5628

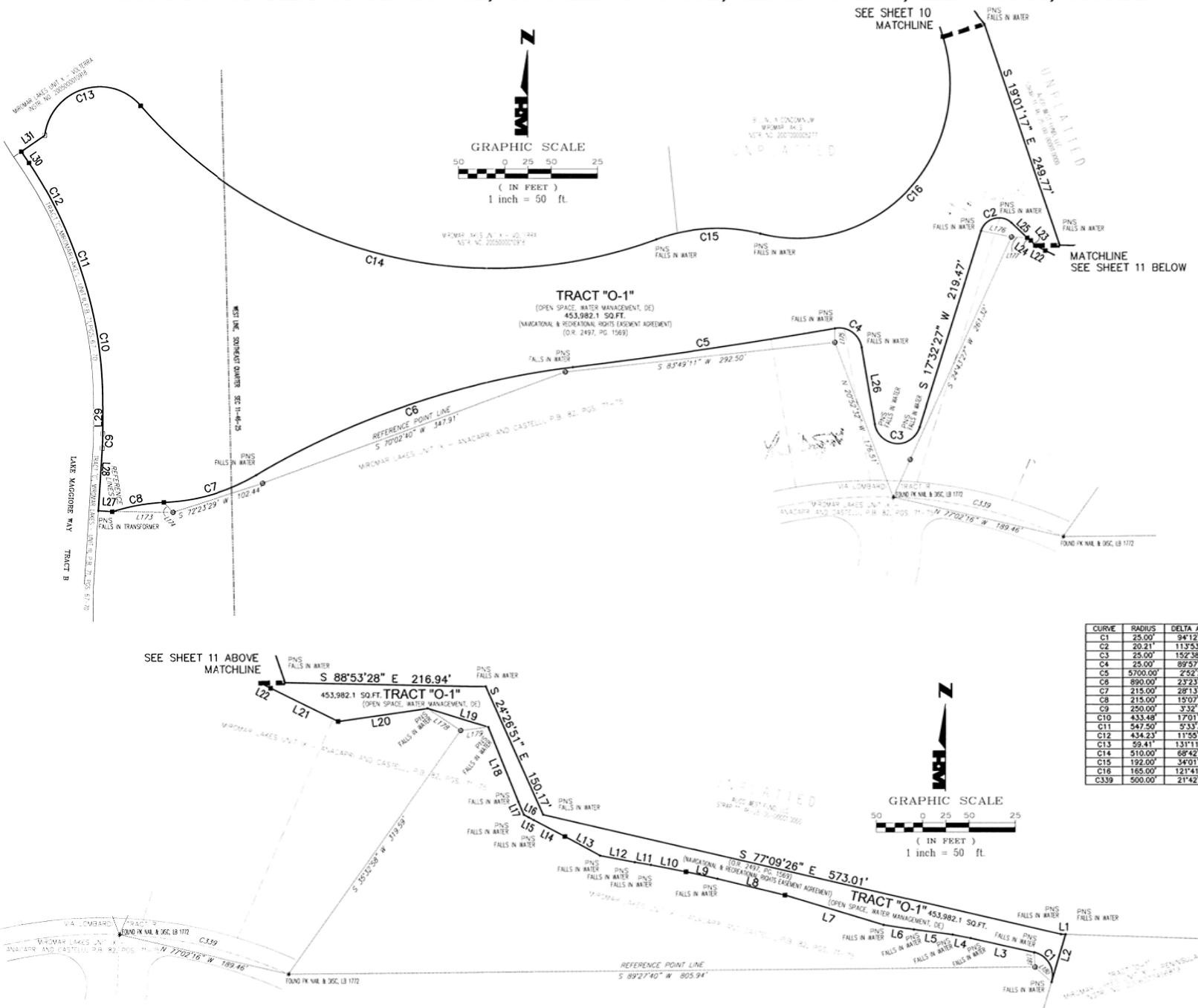
 6200 Whiskey Creek Dr.
 Ft. Myers, FL 33919
 Phone: (239) 985-1200
 Florida Certificate
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MIROMAR LAKES-UNIT XVII-COSTA MAGGIORE-PHASE I

A SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. NO. 2017000181209

SHEET 11 of 11



LINE	BEARING	DISTANCE
L1	S 86°10'13" E	5.20'
L2	S 16°30'41" W	53.13'
L3	N 77°32'42" W	70.45'
L4	N 78°50'49" W	19.72'
L5	N 82°38'44" W	42.28'
L6	N 81°14'21" W	33.08'
L7	N 73°25'18" W	111.15'
L8	N 76°36'01" W	74.85'
L9	N 77°15'58" W	34.83'
L10	N 72°12'58" W	38.59'
L11	N 89°28'18" W	17.59'
L12	N 72°28'09" W	38.20'
L13	N 81°35'58" W	42.88'
L14	N 82°34'57" W	37.87'
L15	N 62°04'37" W	6.21'
L16	N 62°13'57" W	5.82'
L17	N 23°04'02" W	15.10'
L18	N 22°15'59" W	68.10'
L19	N 73°04'50" W	68.74'
L20	S 81°47'38" W	97.60'
L21	N 64°05'14" W	81.01'
L22	N 63°21'58" W	12.04'
L23	N 41°27'02" W	7.32'
L24	N 54°23'01" W	4.80'
L25	N 46°43'27" W	23.35'
L26	N 09°48'52" W	83.04'
L27	N 86°23'27" W	15.02'
L28	N 03°36'33" E	66.83'
L29	N 00°04'22" E	32.55'
L30	N 58°28'09" W	144.81'
L31	N 59°33'51" E	30.75'
L173	N 89°28'09" W	65.66'
L174	S 43°02'31" E	14.61'
L175	N 00°07'14" E	15.07'
L176	S 78°47'08" E	33.49'
L177	S 86°44'54" E	16.98'
L178	S 56°52'18" E	42.77'
L179	N 83°32'10" E	30.13'
L180	S 48°01'52" E	24.02'
L181	N 02°35'19" W	15.53'

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	25.00'	94°12'23"	36.83'	N 30°26'51" W	41.11'
C2	20.21'	113°53'05"	33.87'	S 75°24'30" W	40.17'
C3	25.00'	152°38'41"	48.58'	N 66°08'13" W	66.60'
C4	25.00'	89°57'12"	35.34'	N 54°47'28" W	39.25'
C5	5700.00'	2°52'25"	285.86'	S 81°40'09" W	285.89'
C6	890.00'	2°23'14"	360.77'	S 71°24'45" W	363.28'
C7	215.00'	28°13'01"	104.82'	S 73°49'38" W	109.88'
C8	215.00'	19°07'18"	84.58'	S 79°47'25" W	86.23'
C9	250.00'	3°32'11"	15.43'	N 01°50'27" E	15.43'
C10	433.48'	17°01'51"	128.37'	N 08°26'33" W	128.85'
C11	547.50'	5°33'32"	53.10'	N 19°44'14" W	53.12'
C12	434.23'	11°55'14"	90.18'	N 28°28'21" W	90.24'
C13	59.41'	131°11'41"	108.21'	N 73°04'07" E	136.04'
C14	510.00'	68°42'33"	575.60'	S 75°41'19" E	611.59'
C15	192.00'	34°01'23"	112.34'	N 86°58'07" E	114.01'
C16	165.00'	123°41'20"	258.19'	N 43°08'58" E	350.44'
C339	500.00'	21°42'36"	188.32'	N 77°02'18" W	189.46'

DOS2017-00016/PLT2016-00033

THIS INSTRUMENT WAS PREPARED BY
THOMAS M. MURPHY, P.S.M. LS5628

 6200 Whiskey Creek Dr.
 Ft. Myers, FL. 33919
 Phone: (239) 985-1200
 Florida Certificate
 of Authorization No. 1772
 ENGINEERS-PLANNERS-SURVEYORS

SFWMD Certification for Application 160824-12



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Delivered via email

April 9, 2018

Mr. Robert Roop
Miromar Lakes, LLC.
10801 Corkscrew Road, Suite 305
Estero, FL 33928

**Subject: Miromar Lakes Resort Village, Phase 1
Construction Completion Certification Acceptance
Permit No. 36-03568-P, Application No. 160824-12
Lee County, S11/T46S/R25E**

Dear Mr. Roop:

This letter is to acknowledge receipt of your Florida registered professional's construction completion certification (CCC) pertaining to the stormwater management system referenced above. The submitted information has been accepted and incorporated into the permit file.

This acceptance is based on the South Florida Water Management District's (District) review of the "As-built Certification and Request for Conversion to Operation Phase", Form 62-330.310(1), and a determination that construction is in substantial conformance with the plans and specifications approved by the District, in accordance with Section 62-330.310, Florida Administrative Code (FAC). The permit file has been updated to reflect this determination.

By accepting the Florida registered professional's certification, District staff considers the stormwater management system permitted under the above-referenced application number(s) to be in compliance with permit conditions pertaining to the CCC and the above-referenced permit is hereby converted from the construction phase to the operation and maintenance phase.

Please be aware that all perpetual operation and maintenance requirements of this permit are the responsibility of the permittee and that the District reserves the right to inspect the project in the future to ensure continued compliance with the permit. If at any time it is determined that the constructed system is not operating as intended, you may be required to correct any construction deficiencies in the system necessary to meet District rule criteria.

The District now has the capability of receiving certifications, as-built plans and AGI inspection reports, conversion/transfer forms and other documents electronically via the District's ePermitting website at www.sfwmd.gov/ePermitting. For first-time users, an account will need to be created. Reports can be submitted through eCompliance/Environmental Resource.

Should you have any questions or require additional assistance, please contact me at 239-338-2929, or via e-mail at rcasburn@sfwmd.gov, in the Fort Myers Service Center.

Sincerely,



Randall Casburn, Engineering Specialist 1
Environmental Resource Bureau
Fort Myers Service Center
South Florida Water Management District

Enclosure(s): Location Map
Notice of Rights

c: Mr. Charles Krebs, P.E., Hole Montes, Inc. (via Email)
Mrs. Joanna Taylor, Hole Montes, Inc. (via Email)

Lee County Certificate of Compliance for DOS2017-00016



BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number:
(239) 533-8356

John E. Manning
District One

July 24, 2017

Cecil L. Pendergrass
District Two

DEVELOPMENT ORDER
CERTIFICATE OF COMPLIANCE

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

PROJECT NAME: MIROMAR LAKES RESORT VILL PH1

Roger Desjarlais
County Manager

D.O. NUMBER: DOS2016-00063

Richard Wm. Wesch
County Attorney

BUILDING PERMIT: FNC2017-00443 ONLY

Donna Marie Collins
Hearing Examiner

This Certificate of Compliance certifies that the above mentioned development, as determined by an on-site inspection performed by Lee County on 7/21/2017 is completed to the specifications of the approved development order plans and is hereby declared to be in substantial compliance with the Final Development Order.

LEE COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division

Lloyd M Nixon

Development Review Representative

Approved Construction Plans

LEE COUNTY UTILITIES RECORD DRAWINGS

MIROMAR LAKES

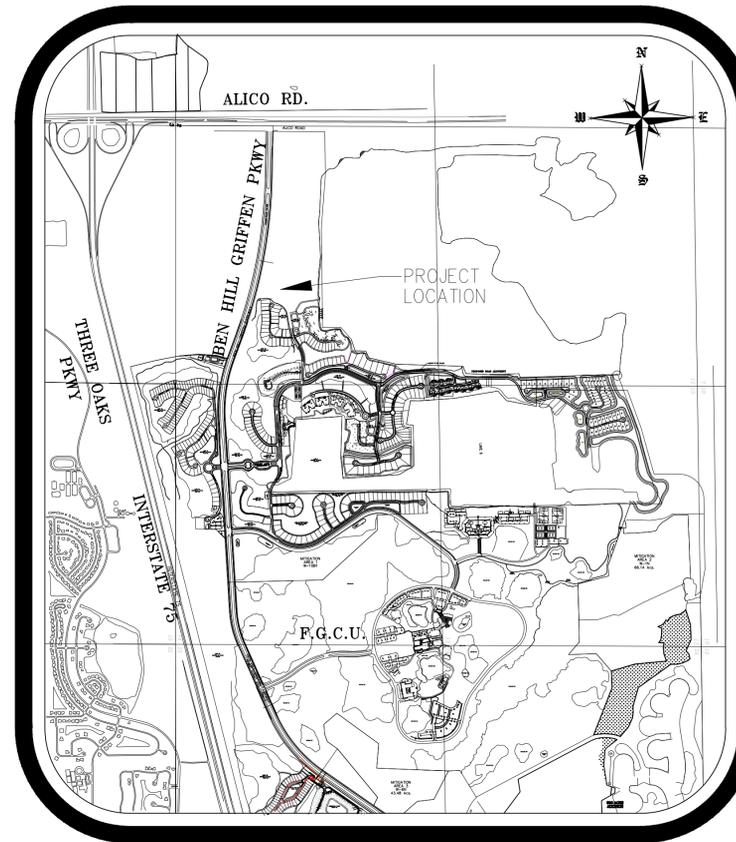
RESORT VILLAGE PHASE 1 & 2

SECTION 11 TS 46 RE 25
LEE COUNTY, FLORIDA

DATE: JUNE 2017

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1412 - 01	COVER SHEET
1412 - 02	AERIAL / EXISTING CONDITIONS
1412 - 03	EXISTING TOPO EXHIBIT
1412 - 04	BOUNDARY SURVEY
1412 - 05	OVERALL MASTER SITE PLAN
1412 - 06	PHASE 1 MASTER SITE PLAN
1412 - 07	PHASE 2 MASTER SITE PLAN
1412 - 08	PHASE 1 MASTER DRAINAGE PLAN
1412 - 09	PHASE 2 MASTER DRAINAGE PLAN
1412 - 10	DRAINAGE BASIN EXHIBIT
1412 - 11	PHASE 1 MASTER UTILITY PLAN
1412 - 12	PHASE 2 MASTER UTILITY PLAN
1412 - 13	PLAN AND PROFILE #1
1412 - 14	PLAN AND PROFILE #2
1412 - 15	PLAN AND PROFILE #3
1412 - 16	PLAN AND PROFILE #4
1412 - 17	PLAN AND PROFILE #5
1412 - 18	PLAN AND PROFILE #6
1412 - 19	PLAN AND PROFILE #7
1412 - 20	DRAINAGE DETAILS
1412 - 21	ADDITIONAL CONSTRUCTION DETAILS
1412 - 22	BEN HILL GRIFFIN PKWY. TURN LANE DETAILS
1412 - 23	LCU STANDARD UTILITY DETAILS
1412 - 24	LIFT STATION DETAIL #1
1412 - 25	LIFT STATION DETAIL #2
1412 - 26	PHASE 1 EROSION CONTROL DETAILS
1412 - 27	PHASE 2 EROSION CONTROL DETAILS



PROPERTY LOCATION MAP N.T.S.

STRAP NO. 11-46-25-00-00001.0040

- 1.) THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH AND ARE GOVERNED BY THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, ROADWAY AND TRAFFIC DESIGN STANDARDS (BOOKLET DATED JANUARY, 2015), AND AMENDMENTS THERETO.
- 2.) GOVERNING SPECIFICATIONS: STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS, DATED 2010, AND AMENDMENTS THERETO, AS NOTED IN THE TECHNICAL SPECIFICATIONS AND CONTRACT DOCUMENTS FOR THIS PROJECT.

SUMMARY OF ASSETS TO BE TURNED OVER TO LCU:

POTABLE WATER:

12" PVC C-900 DR-18 WATER MAIN	- 1,190 LF
8" PVC C-900 DR-18 WATER MAIN	- 967 LF
8" D.I.P. WATER MAIN	- 115 LF
12" GATE VALVES	- 1
8" GATE VALVES	- 3
FIRE HYDRANT ASSEMBLIES	- 4
8"x6" REDUCERS	- 2
12"x6" REDUCERS	- 1

SANITARY SEWER:

LIFT STATION	- 1
6' DIA. MASTER MANHOLE	- 1
4' DIA. MANHOLE	- 14
6" PVC SDR-26 SANITARY SEWER	- 105 LF
8" PVC SDR-26 SANITARY SEWER	- 1,749 LF

UTILITY COMPANIES SERVING THE PROJECT

SERVICE	TELEPHONE NUMBER	COMPANY NAME
ELECTRIC	239-332-9214	FLORIDA POWER & LIGHT CO. 15834 WINKLER RD. FORT MYERS, FL. 33908 CONTACT: JOHN W. HAHN
TELEPHONE	239-263-6343	CenturyLink 3551 Work Dr. Fort Myers, FL 33916 CONTACT: JACK MITCHELL
WATER / SEWER	239-533-8181	Division of Lee County Utilities Office 1500 Monroe Street P.O. Box 398 Fort Myers, Florida 33902
CABLE VISION	239-732-3840	COMCAST 301 TOWER RD. NAPLES, FL. 34113
SOLID WASTE	239-466-8800	WASTE MANAGEMENT 11990 State Road 82 FORT MYERS, FL. 33913
FIRE PROTECTION	239-949-6200	SAN CARLOS PARK FIRE DISTRICT 19591 Ben Hill Griffin Pkwy Fort Myers FL 33913 (239) 267-7525

PREPARED BY :



6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772

PREPARED FOR :

MIROMAR DEVELOPMENT CORP.

CONTACT PERSON: MIKE ELGIN
10801 CORKSCREW ROAD STE. 305
ESTERO, FL. 33928
PH (239) 948-3666
FX (239) 948-3667

RECORD DRAWINGS
06/2017

THESE RECORD DRAWINGS SHOW THE WORK COMPLETED DURING CONSTRUCTION OF PHASE 1. THEY ARE BASED ON DATA FURNISHED BY THE CONTRACTOR TO THE ENGINEER.

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :	REFERENCE NO. 1412-01 CS	DRAWING NO. 1412-01
CHARLES L. KREBS, P.E. FLORIDA PROFESSIONAL ENGINEER REGISTRATION #56835 DATE _____	PROJECT NO. 2016.045	SHEET NO. 1 OF 27

LEE COUNTY UTILITIES NOTES:

- A. ALL WORK SHALL CONFORM TO LATEST REVISION OF THE LEE COUNTY UTILITIES OPERATIONAL MANUAL WHICH IS ON FILE AT THE DIVISION OF LEE COUNTY UTILITIES OFFICE 1500 MORROE STREET P.O. BOX 398 FORT MYERS, FLORIDA 33902
- B. ANY QUANTITIES SHOWN ON PLANS ARE NOT VERIFIED BY LCU.
- C. AT THE SITE KEEP AND MAINTAIN ONE RECORD COPY OF ALL CONTRACT DOCUMENTS, REFERENCE DOCUMENTS AND ALL TECHNICAL DOCUMENTS SUBMITTED IN GOOD ORDER. AS THE WORK PROGRESSES THE ENGINEER OR HIS DESIGNATED REPRESENTATIVE SHALL RECORD ON ONE SET OF REPRODUCIBLE DRAWINGS ALL CHANGES AND DEVIATIONS FROM THE ORIGINAL PLANS. HE SHALL RECORD THE EXACT LOCATION OF ALL CHANGES IN VERTICAL AND HORIZONTAL ALIGNMENT BY OFFSETS AND TIES AT EACH SEWER, WATER, ELECTRIC, GAS, COMMUNICATION AND OTHER SERVICES BY OFF-SET DISTANCE TO PERMANENT IMPROVEMENTS SUCH AS BUILDING AND CURBS.
- THESE RECORD DRAWINGS MUST BE CERTIFIED BY THE FLORIDA REGISTERED PROFESSIONAL ENGINEER, WHO PREPARED THE PLANS AND SIGNS AND SEALS THESE PLANS. THE RECORD DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL ALIGNMENT OF ALL WATER, SEWER AND EFFLUENT REUSE LINES, VALVES, TEES, BENDS, REDUCERS, HYDRANTS, PUMP STATIONS, SERVICE CONNECTIONS, METER BOXES AND/OR PADS, AND OTHER PERTINENT STRUCTURES. PIPELINE RUNS IN EXCESS OF 152.4M (500'), WITHOUT FITTINGS SHALL INCLUDE VERTICAL ALIGNMENT INFORMATION AT 152.4M (500') INTERVALS. SAID ALIGNMENT SHALL BE TIED TO PERMANENT IMPROVEMENTS SUCH AS ROADWAY AND/OR RAILROAD CENTERLINES AND RIGHTS-OF-WAY, BUILDING AND PROPERTY CORNERS, AND SHALL BE CERTIFIED BY A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF FLORIDA. THE PROFESSIONAL LAND SURVEYOR CAN COORDINATE WITH THE CONTRACTOR TO INSTALL THE NECESSARY APPURTENANCES ON BURIED UTILITIES TO FACILITATE THE SURVEY AFTER CONSTRUCTION IS COMPLETED. IN ADDITION, PROPERTY STRAP NUMBERS AND STREET NAMES SHALL BE SHOWN ON THE PLAN.
- ON A CASE BY CASE BASIS, LEE COUNTY UTILITIES MAY WAIVE THE REQUIREMENT FOR CERTIFICATION BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF FLORIDA. HOWEVER, PRIOR CONSENT MUST FIRST BE OBTAINED FROM LEE COUNTY UTILITIES. THE COUNTY SHALL WITHHOLD FINAL ACCEPTANCE OF THE PROJECT UNTIL THE REQUIREMENT FOR RECORD DRAWINGS AND RELATED RECORDS HAS BEEN MET. RECORD DRAWINGS WITHOUT DETAILED FIELD VERIFIED HORIZONTAL AND VERTICAL LOCATIONS OF ALL FACILITIES SHOWN WILL BE REJECTED.
- D. A PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE WORK MAY BEGIN. LEE COUNTY UTILITIES SHALL BE NOTIFIED 48 HOURS PRIOR TO PROJECT MOBILIZATION.
- E. ALL WORK AND MATERIALS, WHICH DO NOT CONFORM TO LCU SPECIFICATIONS, ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. IF ANY WORK IS PERFORMED WITHOUT THE CONSENT OF LCU IS SUBJECT TO RE-EXCAVATION, REMOVAL AND REPLACEMENT OF SAME TO BE AT THE CONTRACTOR'S EXPENSE.
- G. THE CONTRACTOR SHALL PROVIDE SUFFICIENT PERSONNEL AND EQUIPMENT ON THE JOB AT ALL TIMES DURING CONSTRUCTION TO SATISFY THE SPECIFICATIONS AND TO COMPLETE WORK.
- H. LCU INSPECTION STAFF MAY OBSERVE PROJECT CONSTRUCTION.
- I. THE CONTRACTOR IS TO UNCOVER ALL EXISTING LINES BEING TIED INTO AND VERIFY GRADES BEFORE BEGINNING CONSTRUCTION.
- J. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND TAKE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO ALL UNDERGROUND UTILITIES (TELEPHONE, CABLE, TV, ELECTRIC LINES, CONDUITS AND STRUCTURES) IN ADVANCE OF ANY CONSTRUCTION. LCU WILL NOT GUARANTEE ANY LOCATIONS AS SHOWN ON THESE PLANS OR THOSE OMITTED FROM THESE PLANS. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PROTECT EXISTING UTILITIES AND STRUCTURES.
- K. CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANS. IF ANY DISCREPANCIES IN QUANTITIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND LCU.
- L. ALL REGULATORY AND PERMITTING AGENCIES REQUIREMENTS SHALL BE COMPLIED WITH.
- M. APPROPRIATE TURBIDITY CONTROL DEVICES (E.G. SILT FENCES, HAY BALES) WILL BE UTILIZED DURING ALL PHASES OF INSTALLATION AND GRADING. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE NOTICE OF INTENT AND NOTICE OF TERMINATION TO THE EPA IN COMPLIANCE WITH LEE COUNTY'S NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR DEVELOPING AND MAINTAINING AN EFFECTIVE STORM WATER POLLUTION PREVENTION PLAN.
- N. IN THE EVENT THAT HARD LIMESTONE FORMATION IS ENCOUNTERED, MAKING IT IMPOSSIBLE TO EXCAVATE TO THE DEPTH REQUIRED UNDER THIS CONTRACT, THE CONTRACTOR SHALL BE ALLOWED TO REDUCE THE PIPE COVER TO NOT LESS THAN TWO (2) FEET WHILE MAINTAINING THE LCU REQUIRED THICKNESS OF BEDDING UNDER THE PIPE. SUCH DEVIATION FROM THE PLANS MUST BE FIRST APPROVED BY LCU AND THE ENGINEER PRIOR TO THE PIPE LAYING. IF TWO FEET OF COVER OR MORE CAN NOT BE ATTAINED, THE CONTRACTOR SHALL PROVIDE OTHER METHOD OF CONSTRUCTION FOR PIPE PROTECTION WHICH SHALL FIRST BE APPROVED BY LCU AND THE ENGINEER, AT NO ADDITIONAL COST TO THE COUNTY.
- O. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS, BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND BE FULLY RESPONSIBLE FOR ANY DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES AFFECTING HIS WORK. ANYTHING NOT SHOWN ON THESE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND SHALL NOT CONSTITUTE AN EXTRA, UNLESS APPROVED BY THE ENGINEER.
- P. THE CONTRACTOR SHALL CONTACT THE ENGINEER AND LCU IMMEDIATELY CONCERNING ANY CONFLICTS WITH LCU UTILITIES/STRUCTURES ARISING DURING CONSTRUCTION OF ANY FACILITIES SHOWN ON THESE DRAWINGS.
- Q. TRAFFIC MUST BE MAINTAINED AT ALL TIMES AS PER LEE COUNTY DEPARTMENT OF TRANSPORTATION (LCDOT) AND PER FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- R. THE CONTRACTOR SHALL VERIFY ALL UTILITIES AND PROVIDE AT LEAST 48 HOURS NOTICE TO THE INDIVIDUAL UTILITY COMPANIES AND FDOT AND LCODOT PRIOR TO CONSTRUCTION.
- S. THE CONTRACTOR SHALL REPLACE ALL PAVEMENT, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, ETC., WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL RESTORE ALL AREAS AFFECTED BY THE CONSTRUCTION TO ITS ORIGINAL CONDITION, OR BETTER.
- T. WITHIN THE FDOT AND LCODOT RIGHT-OF-WAY, ALL DISTURBED AREAS SHALL RECEIVE GRASSING (SEEDING) OR SOILING MATERIALS IN ACCORDANCE WITH FDOT SPECIFICATIONS. THOSE AREAS THAT ARE CLASSIFIED AS DRAINAGE DITCHES SHALL RECEIVE FULL SOLID SOIL.
- U. THE INFORMATION PROVIDED IN THESE PLANS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY MAY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH THEIR BIDS WILL BE BASED.
- V. ALL FRAMES, COVERS VALVE BOXES, METER BOXES AND MANHOLES SHALL BE ADJUSTED TO FINISHED GRADE UPON COMPLETION OF PAVING OR RELATED CONSTRUCTION. ALL VALVE PADS SHALL BE POURED IN PLACE. NO PRE-FORMED VALVE PADS ALLOWED.
- W. NO TREES OR STRUCTURES SHALL BE WITHIN LEE COUNTY UTILITIES EASEMENT
- X. JOINTS TO BE A MINIMUM OF 6 FT DISTANCE BETWEEN WATER MAINS AND GRAVITY OR FORCE MAINS.
- Y. WATER, IRRIGATION & F.M. TO MAINTAIN A MIN. 5' SEPARATION FROM STORM INLETS AND J.B.'S. THE CONTRACTOR SHALL NOT EXCEED 80% OF THE MANUFACTURERS RECOMMENDED MAXIMUM DEFLECTION WHEN DEFLECTING PIPE.
- Z. CONTRACTOR TO INSTALL CROSS CONNECTION DEVICES PER LCU DETAIL 6.18.

GENERAL UTILITY NOTES:

- A. DEVELOPMENT IS LOCATED IN THE SAN CARLOS PROTECTION AND RESCUE SERVICE DISTRICT
- B. REQUIRED FIRE HYDRANTS AT 400 FT. SPACING (MIN.) @ 750 G.P.M.
- ELECTRIC POWER SERVICE:
FLORIDA POWER & LIGHT
15834 WINKLER RD.
FORT MYERS, FL 33908
(239) 414-1265
- TELEPHONE SERVICE:
EMBARGO
P.O. BOX 370
FORT MYERS, FL 33902
(239) 263-6342
- IRRIGATION:
FROM ONSITE LAKES
- POTABLE WATER AND WASTE WATER
UTILITY: Division of Lee County Utilities Office
1500 Morroe Street
P.O. Box 398
Fort Myers, Florida 33902

**MIROMAR LAKES
RESORT VILLAGE - PHASE 1 & 2
LEE COUNTY, FL**

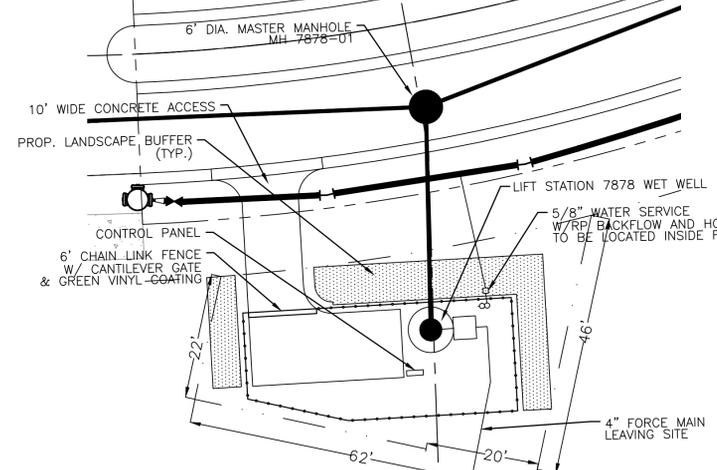
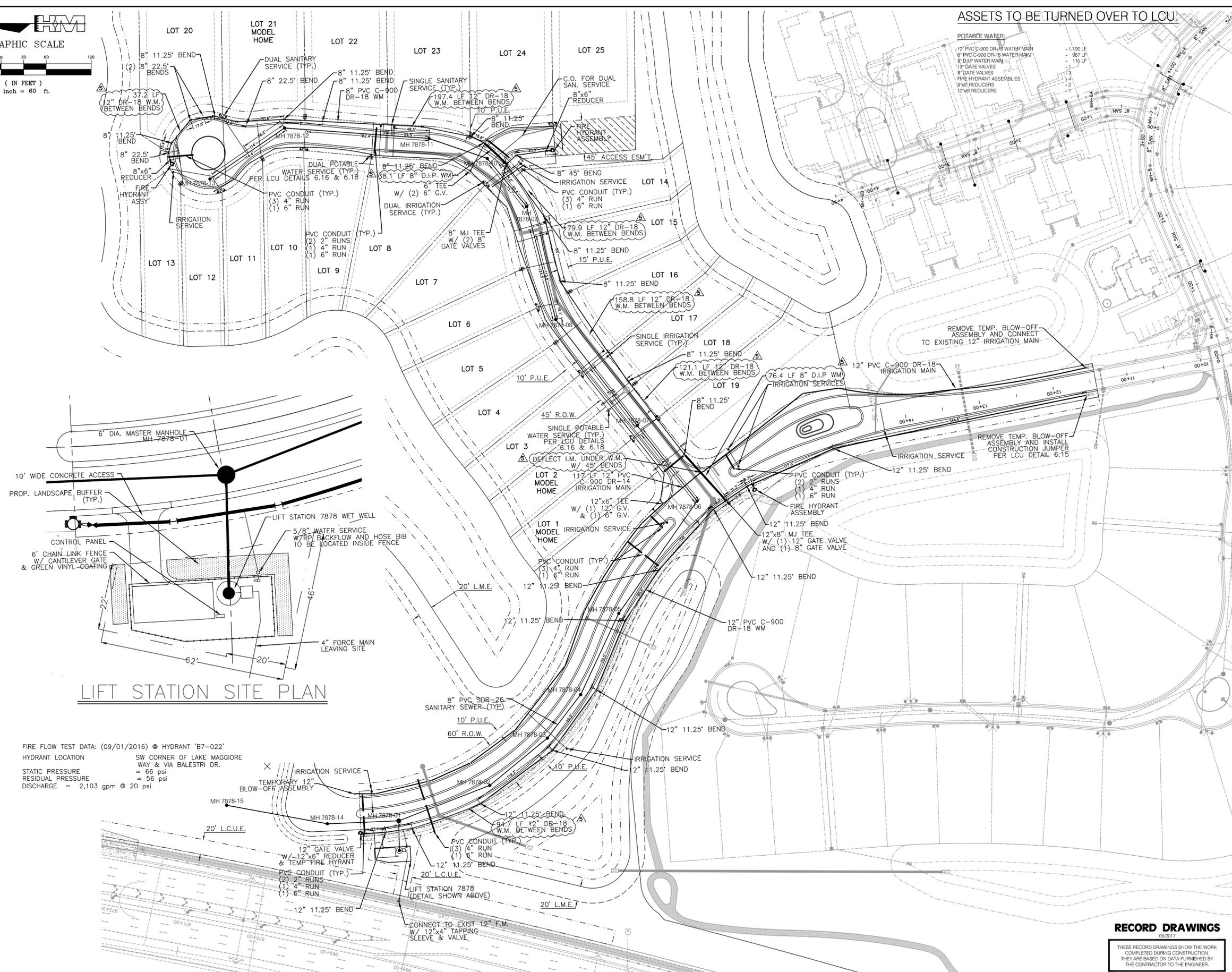
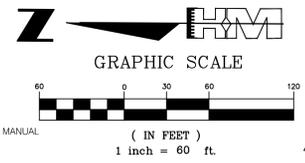
DESIGNED BY C.L.K.	DATE 08/24/16
DRAWN BY J.C.B.	DATE 01/05/17
CHECKED BY C.L.K.	DATE 01/05/17
VERTICAL SCALE N/A	HORIZONTAL SCALE 1" = 60'



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**PHASE 1 MASTER UTILITY PLAN
DOS2016-0063**

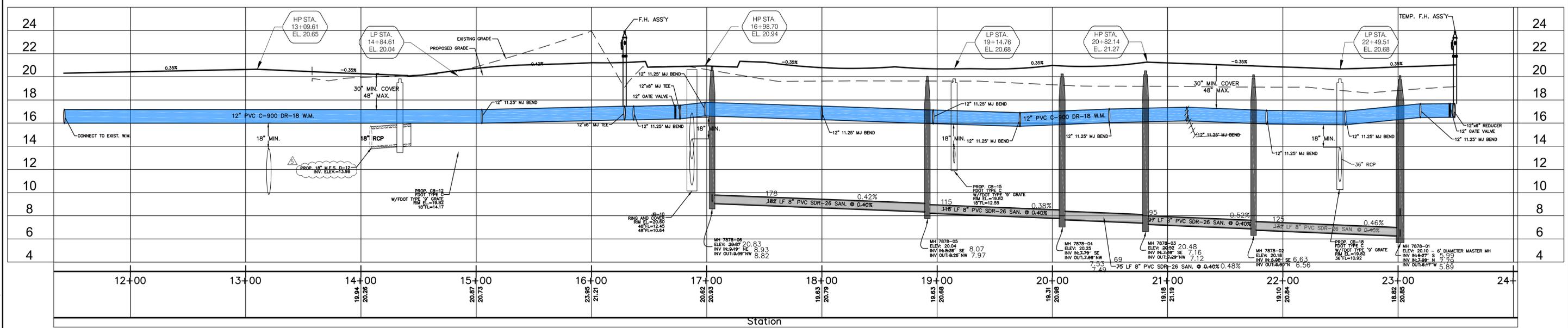
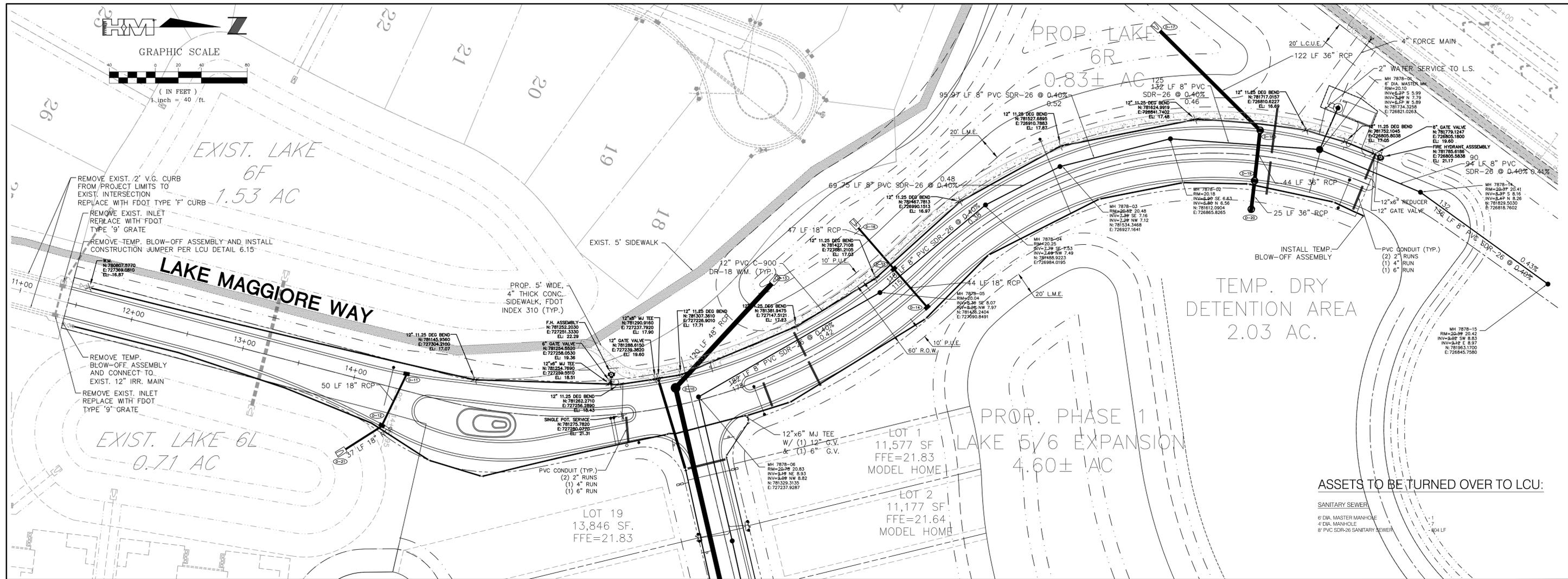
THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :	CAD FILE NAME: 1412-11 MUP1	DRAWING NO.: 1412-11
CHARLES L. KREBS, P.E. FLORIDA PROFESSIONAL ENGINEER REGISTRATION #56635 DATE	PROJECT NO.: 2016.045	SHEET NO.: 11 OF 27



FIRE FLOW TEST DATA: (09/01/2016) @ HYDRANT 'B7-022'
HYDRANT LOCATION SW CORNER OF LAKE MAGGIORE WAY & VIA BALESTRI DR.
STATIC PRESSURE = 66 psi
RESIDUAL PRESSURE = 56 psi
DISCHARGE = 2,103 gpm @ 20 psi

RECORD DRAWINGS
06/2017
THESE RECORD DRAWINGS SHOW THE WORK COMPLETED DURING CONSTRUCTION. THEY ARE BASED ON DATA FURNISHED BY THE CONTRACTOR TO THE ENGINEER.

H:\Projects\2016\0063\0063-01\1412-11 MUP1.dwg Date: 08/22/2016 11:52:11 AM



- ASSETS TO BE TURNED OVER TO LCU:**
- 6" DIA. MASTER MANHOLE
 - 4" DIA. MANHOLE
 - 8" PVC SDR-26 SANITARY SEWER

ALL ELEVATIONS NOTED ON THE PLAN REFER TO THE NORTH AMERICAN VERTICAL DATUM, 1988. TO OBTAIN AN ELEVATION IN THE NATIONAL GEODETIC VERTICAL DATUM, 1988, ADD 1.16 FEET FROM THE NAVD ELEVATION.

RECORD DRAWINGS
06/2017

THESE RECORD DRAWINGS SHOW THE WORK COMPLETED DURING CONSTRUCTION. THEY ARE BASED ON DATA FURNISHED BY THE CONTRACTOR TO THE ENGINEER.

LETTER	REVISIONS	DATE
A	RECORD DRAWINGS	06/14/17
B	REVISED DRAINAGE FROM CB-12	04/25/17
C	Revised per Lee County Comments	04/14/17
D	REVISIONS TO PHASE 1 FOR PHASE 2 D.O. SUBMITTAL	02/08/17
E	REVISED PER LEE COUNTY COMMENTS	11/23/16

MIROMAR LAKES

RESORT VILLAGE - PHASE 1 & 2

LEE COUNTY, FLORIDA

DESIGNED BY
C.L.K.

DATE
08/24/16

DRAWN BY
J.C.B.

DATE
01/05/17

CHECKED BY
C.L.K.

DATE
01/05/17

VERTICAL SCALE
1" = 4'

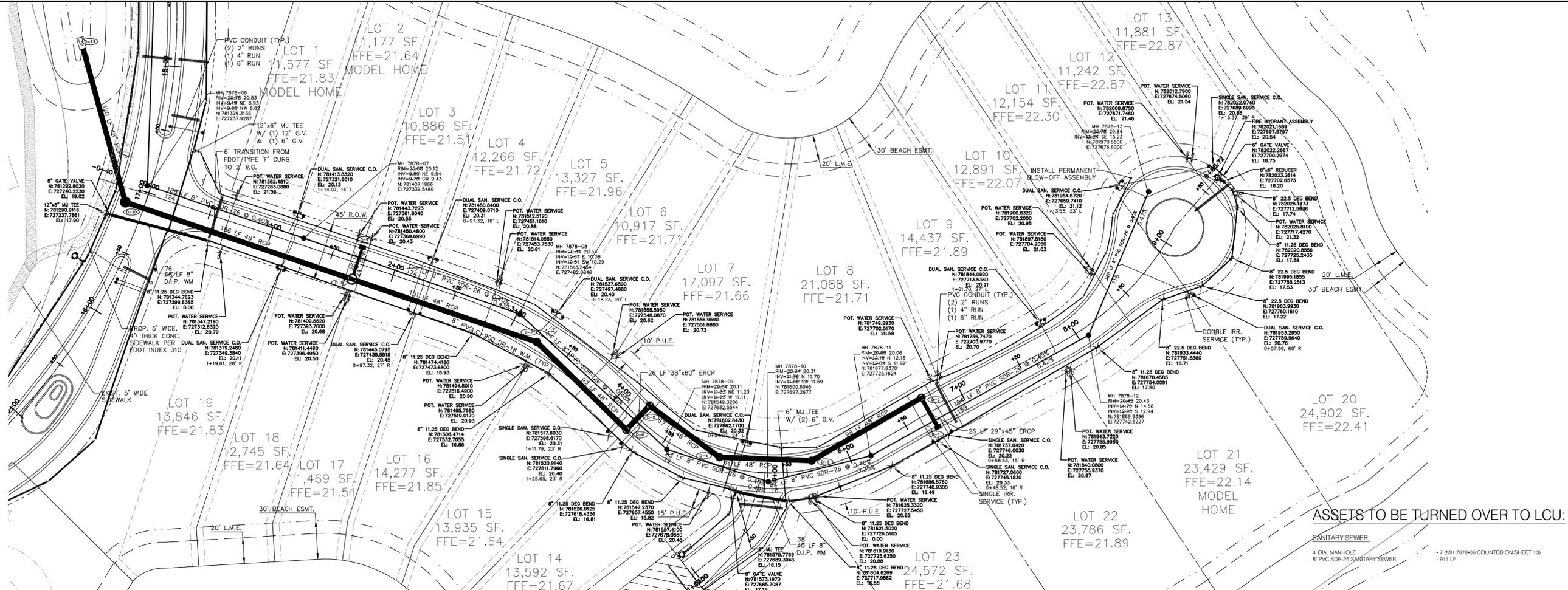
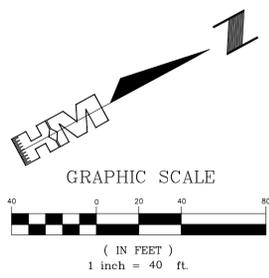


6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772

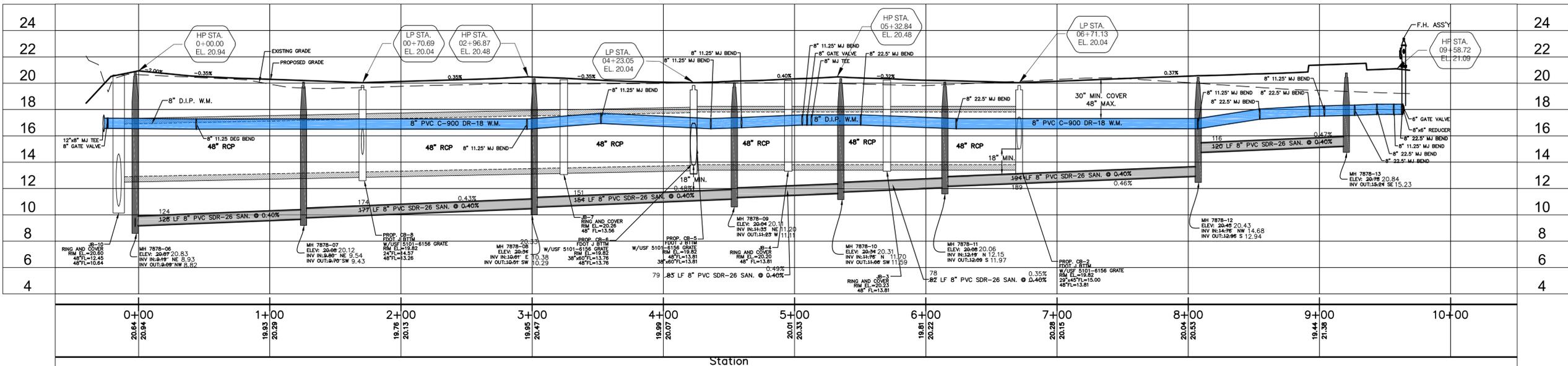
PHASE 1 PLAN AND PROFILE

LAKE MAGGIORE WAY - DOS2016-00063

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :	CAD FILE NAME:	DRAWING NO.:
CHARLES L. KREBS, P.E. FLORIDA PROFESSIONAL ENGINEER REGISTRATION #56835 DATE	1412-13 PP1	1412-13
	PROJECT NO.:	SHEET NO.:
	2016.045	13 of 27



ASSETS TO BE TURNED OVER TO LCU:
 4 DIA. MAN-HOLE
 8" PVC SDR-26 SANITARY SEWER
 9" 11.25' L



ALL ELEVATIONS NOTED ON THE PLAN REFER TO THE NORTH AMERICAN VERTICAL DATUM, 1988. TO OBTAIN AN ELEVATION IN THE NATIONAL GEODETIC VERTICAL DATUM, 1988, ADD 118 FEET FROM THE NAVD ELEVATION.

RECORD DRAWINGS
 THESE RECORD DRAWINGS SHOW THE WORK COMPLETED DURING CONSTRUCTION. THEY ARE BASED ON DATA FURNISHED BY THE CONTRACTOR TO THE ENGINEER.

LETTER	REVISIONS	DATE
A	Revised per Lee County Comments	04/14/17
B	REVISIONS TO PHASE 1 FOR PHASE 2 D.O. SUBMITTAL	01/08/17
C	REVISED PER LEE COUNTY COMMENTS	11/23/16
D	REVISED PER LCU COMMENTS	10/7/16

MIROMAR LAKES RESORT VILLAGE - PHASE 1 & 2 LEE COUNTY, FLORIDA

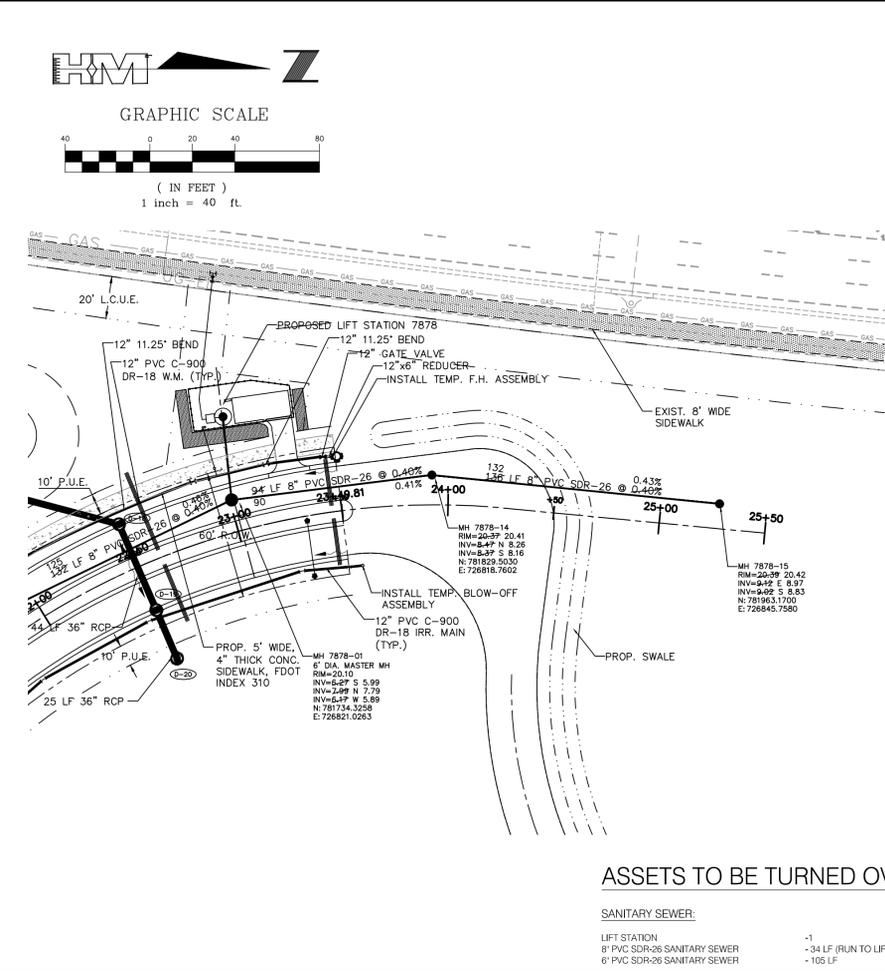
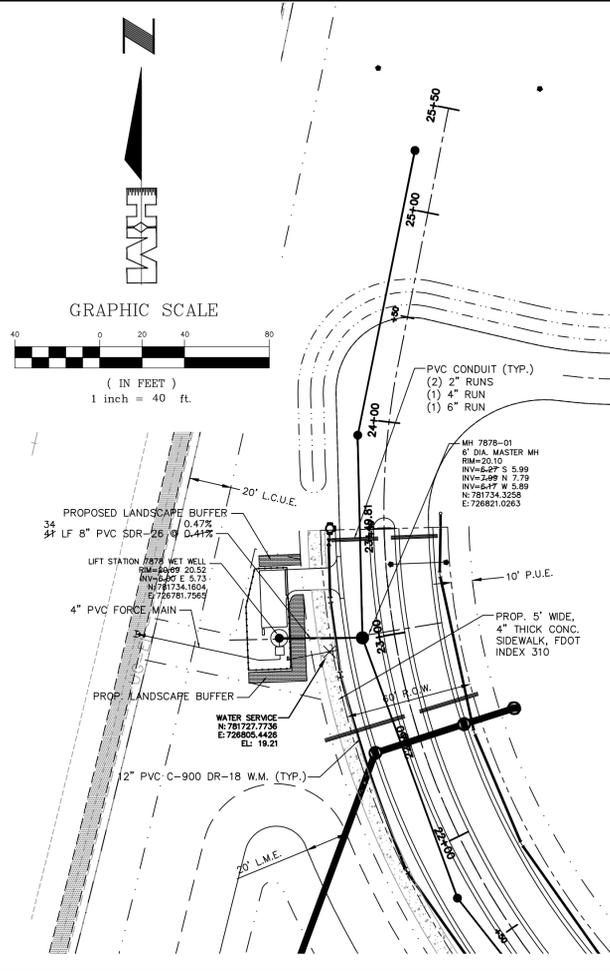
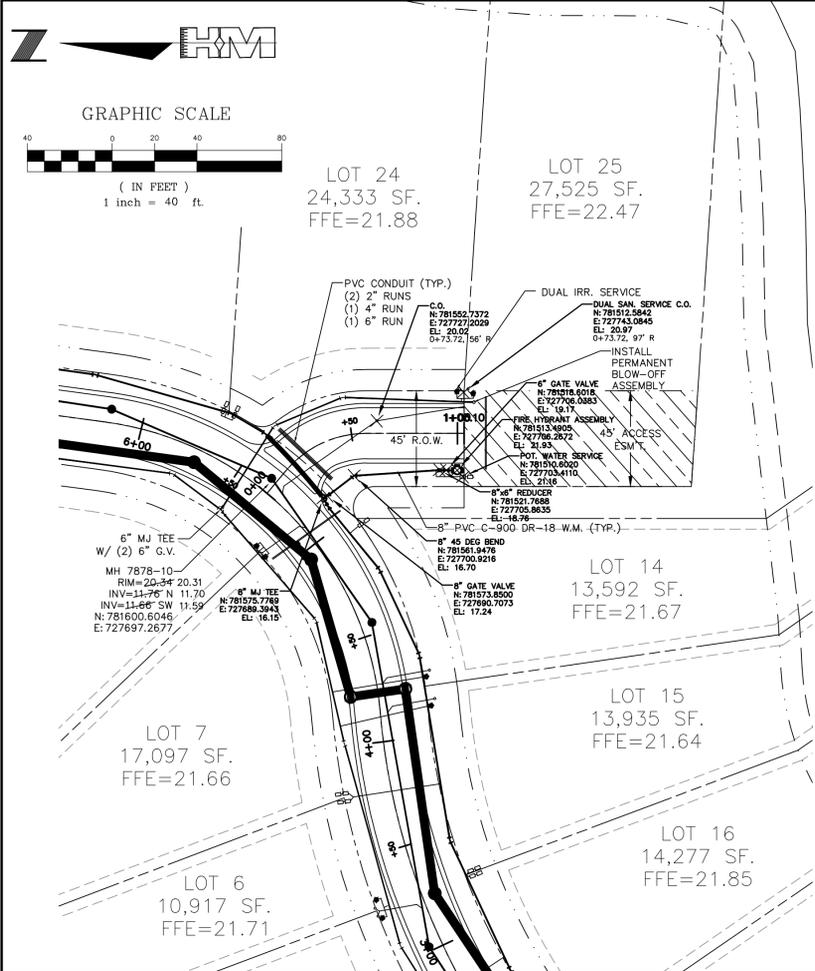
DESIGNED BY
C.L.K.
 DATE
08/24/16
 DRAWN BY
J.C.B.
 DATE
01/05/17
 CHECKED BY
C.L.K.
 DATE
01/05/17
 VERTICAL SCALE
1" = 4'
 HORIZONTAL SCALE
1" = 40'



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 Fort Myers, FL. 33919
 Phone : (239) 985-1200
 Florida Certificate of
 Authorization No. 1772

PHASE 1 PLAN AND PROFILE VIA TORINO WAY - DOS2016-00063

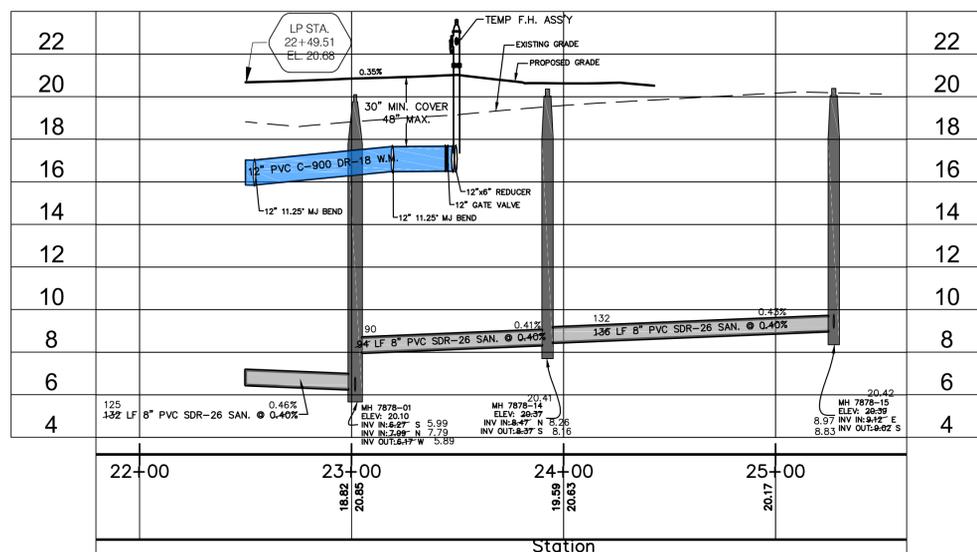
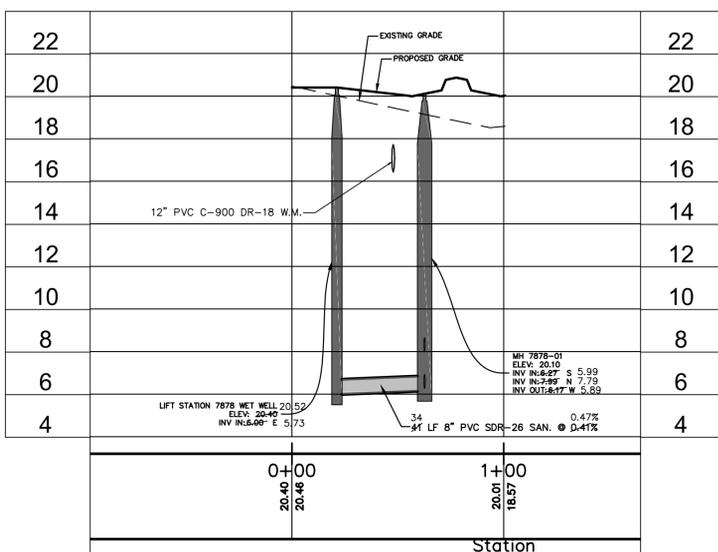
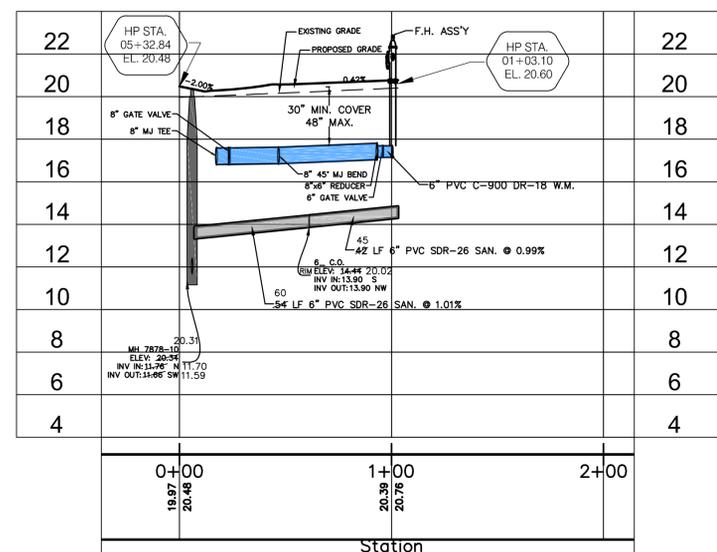
THESE RECORD DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW:	CAD FILE NAME:	DRAWING NO.:
CHARLES L. KRESS, P.E. FLORIDA PROFESSIONAL ENGINEER REGISTRATION #56835 DATE	1412-14 PP2	1412-14
	PROJECT NO.:	SHEET NO.:
	2016.045	14 OF 27



ASSETS TO BE TURNED OVER TO LCU:

SANITARY SEWER:

LIFT STATION
 8" PVC SDR-26 SANITARY SEWER -1
 6" PVC SDR-26 SANITARY SEWER -105 LF



ALL ELEVATIONS NOTED ON THE PLAN REFER TO THE NORTH AMERICAN VERTICAL DATUM, 1988. TO OBTAIN AN ELEVATION IN THE NATIONAL GEODETIC VERTICAL DATUM, 1988, ADD 118 FEET FROM THE NAVD ELEVATION.

RECORD DRAWINGS
 06/20/17

THESE RECORD DRAWINGS SHOW THE WORK COMPLETED DURING CONSTRUCTION. THEY ARE BASED ON DATA FURNISHED BY THE CONTRACTOR TO THE ENGINEER.

Revised per Lee County Comments	04/14/17
REVISED PER LCU COMMENTS	03/15/17
REVISIONS TO PHASE 1 FOR PHASE 2 D.O. SUBMITTAL	02/08/17
REVISED PER LEE COUNTY COMMENTS	11/23/16
REVISED PER LCU COMMENTS	10/7/16

MIROMAR LAKES
RESORT VILLAGE - PHASE 1 & 2
 LEE COUNTY, FLORIDA

DESIGNED BY C.L.K.	DATE 08/24/16
DRAWN BY J.C.B.	DATE 01/05/17
CHECKED BY C.L.K.	DATE 01/05/17
VERTICAL SCALE 1" = 4'	HORIZONTAL SCALE 1" = 40'



6200 Whiskey Creek Drive
 Fort Myers, FL. 33919
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PHASE 1 PLAN AND PROFILE
VIA BERGAMO CT. - DOS2016-00063

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :	CAD FILE NAME:	DRAWING NO.:
CHARLES L. KRESS, P.E. FLORIDA PROFESSIONAL ENGINEER REGISTRATION #56835 DATE	1412-15 PP3	1412-15
	PROJECT NO.:	SHEET NO.:
	2016.045	15 OF 27

Tract O-1 Transfer Location Sketch

EXISTING LAKE 5/6

A PORTION OF TRACT 0-1
±1.45 AC

VENETO
NEIGHBORHOOD

BERGAMO
NEIGHBORHOOD

VIA FERRARA CT.

TRACT 0-2
±4.72 AC

RESORT VILLAGE PHASE 1
DOS2016-00063
25 SINGLE FAMILY UNITS

TRACT 0-4
±3.29 AC

RESORT VILLAGE
PHASE 2
29 SINGLE FAMILY
UNITS

VIA TREVI WAY

VIA ANCONA CT.

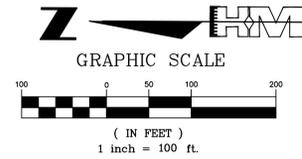
TRACT 0-5
±1.89 AC.

LAKE MAGGIORE WAY

54' PROP. L.S. BERM & BUFFER

BEN HILL GRIFFIN PKWY.

ALICO RD.
R.O.W. / PROPERTY LINE



50' PROP. L.S. BERM & BUFFER

LEGEND:

 A PORTION OF TRACT 0-1 THAT IS REQUESTED TO BE TRANSFERRED TO MIROMAR LAKES LLC

ALL STREETS TO BE PRIVATELY MAINTAINED

H:\2020\20200101\MIROMAR\MIROMAR_0001\Drawings\Exhibit 2.dwg 1415-07 MSP2 Jan 02, 2020 - 3:47pm

MIROMAR LAKES
RESORT VILLAGE - PHASE 1 & 2
LEE COUNTY, FL

DESIGNED BY	C.L.K.	DATE	01/03/17
DRAWN BY	J.C.B.	DATE	01/03/17
CHECKED BY	C.L.K.	DATE	01/03/17
VERTICAL SCALE	N/A	HORIZONTAL SCALE	1" = 100'



6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

LOCATION SKETCH OF A PORTION
OF TRACT 0-1

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :

CHARLES L. KREBS, P.E.
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #56835
DATE _____

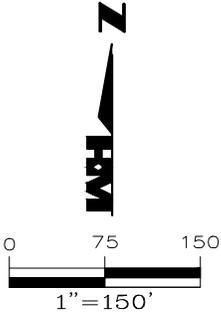
CAD FILE NAME:	1412-07 MSP2	DRAWING NO.:	1412-07
PROJECT NO.:	2016045	SHEET NO.:	7 OF 29

LETTER	REVISIONS	DATE

Transfer Sketch of a portion of Tract O-1

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	75.00'	53°22'53"	67.38'	N 41°19'34" W	69.88'

LINE	BEARING	DISTANCE
L1	S 01°00'21" E	18.96'
L2	N 85°40'15" W	13.56'
L3	N 06°36'49" E	65.16'
L4	N 03°59'03" E	135.37'
L5	N 02°23'30" E	282.77'
L6	N 02°34'41" E	327.08'
L7	N 16°25'15" E	67.97'
L8	N 43°48'01" E	99.92'



LEGAL DESCRIPTION:

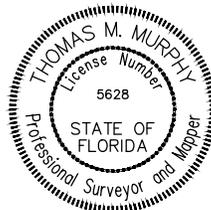
A PARCEL LOCATED IN A PORTION OF TRACT "O-1" OF MIROMAR LAKES-UNIT XVII, ACCORDING TO THE PLAT THEREOF AS RECORDED AS INSTRUMENT NUMBER 2017000181209 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, IN SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 'O-1', MIROMAR LAKES-UNIT XVII, ACCORDING TO THE PLAT THEREOF AS RECORDED AS INSTRUMENT NUMBER 2017000181209 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S01°00'21"E FOR A DISTANCE OF 18.96 FEET; THENCE RUN S04°19'45"W FOR A DISTANCE OF 981.83 FEET; THENCE RUN N85°40'15"W FOR A DISTANCE OF 13.56 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, AT A BEARING OF S75°21'52"W THEREFROM, THROUGH A CENTRAL ANGLE OF 53°22'53" AND BEING SUBTENDED BY A CHORD OF 67.38 FEET AT A BEARING OF N41°19'34"W, FOR AN ARC LENGTH OF 69.88 FEET; THENCE RUN N06°36'49"E FOR A DISTANCE OF 65.16 FEET; THENCE RUN N03°59'03"E FOR A DISTANCE OF 135.37 FEET; THENCE RUN N02°23'30"E FOR A DISTANCE OF 282.77 FEET; THENCE RUN N02°34'41"E FOR A DISTANCE OF 327.08 FEET; THENCE RUN N16°25'15"E FOR A DISTANCE OF 67.97 FEET; THENCE RUN N43°48'01"E FOR A DISTANCE OF 99.92 FEET, TO THE POINT OF BEGINNING. CONTAINING 1.5 ACRES, MORE OR LESS.

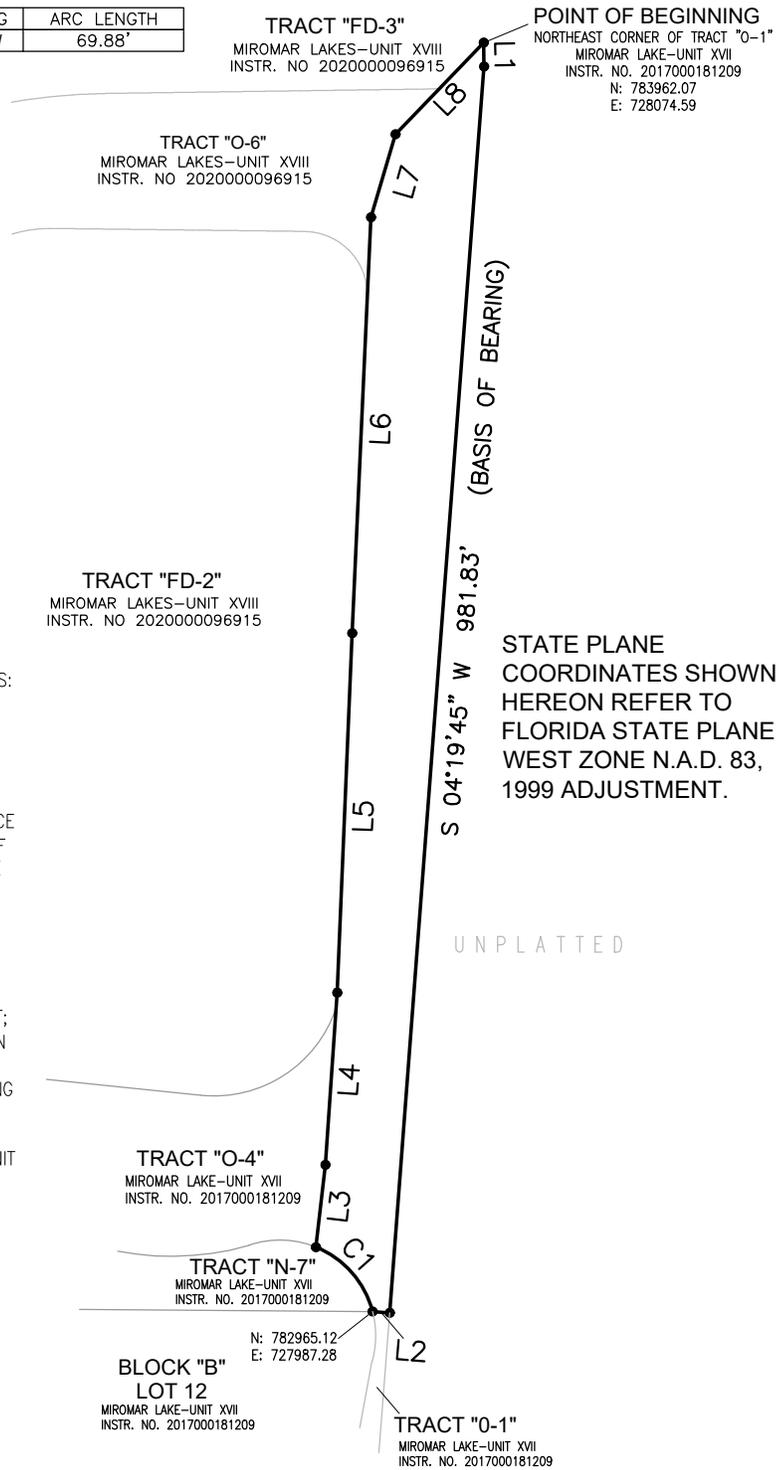
BEARINGS REFER TO THE EAST LINE OF TRACT 'O-1', MIROMAR LAKES-UNIT XVII, ACCORDING TO THE PLAT THEREOF AS RECORDED AS INSTRUMENT NUMBER 2017000181209 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEING IN S04°19'45"W.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY _____ LS5628
THOMAS M. MURPHY STATE OF FLORIDA



* NOT A SURVEY *



DRAWN BY: G.N	DATE: 5/27/2020
SHEET # 1	OF SHEET 1
SEC-TWN-RGE: 11-46-25	



6200 Whiskey Creek Dr.
Ft. Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

SKETCH AND LEGAL DESCRIPTION
MIROMAR LAKES-AVELLINO

DRAWING NO. H-1315-E
PROJECT NO. 2020.015
FILE NAME 2020015 MIROMAR LAKES.dwg

Special Warranty Deed

This instrument was prepared by
and to be returned to:
Mark W. Geschwendt, Esq.
Miromar Development Corporation
10801 Corkscrew Road, Ste 305
Estero, FL 33928
239-390-5100

Parcel ID No.: 11-46-25-L3-15001.00CE

Above space reserved for Clerk's office

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 16 day of February 2018, by **MIROMAR LAKES, LLC**, a Florida limited liability company, whose mailing address is 10801 Corkscrew Road, Suite 305, Estero, Florida 33928 ("Grantor"), to **MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT**, a community development district established and existing pursuant to Chapter 190, Florida Statutes, whose mailing address is c/o JP Ward & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334 ("Grantee").

Grantor, in consideration for the amount of TEN and No/100 (\$10.00) DOLLARS, and good and valuable consideration set forth in this Special Warranty Deed, the receipt of which is acknowledged, grants, bargains, sells, and conveys to Grantee and its successors and assigns forever, all of that certain parcel of land situated in Lee County Florida, and more particularly described as follows ("Property"):

Tract O-1, Miromar Lakes Unit XVII, Costa Maggiore Plat, Phase I, recorded at Instrument No. 2017000181209 in the Public Records of Lee County Florida.

THIS PROPERTY TAKEN SUBJECT TO:

Real Estate Taxes and assessments for the current and subsequent years;

Applicable comprehensive plans, or elements or portions of them, land development regulations including zoning and subdivision ordinances, development orders, development permits, and other regulations and conditions of all governmental agencies concerning the Property and covenants, easements, restrictions and other matters of public record;

TOGETHER WITH all tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, remainder and easements belonging or in any way connected to the Property.

TO HAVE AND TO HOLD the same in fee simple forever.

Grantor covenants to Grantee that at the time of delivering this Special Warranty Deed it is lawfully seized of the Property, that it has good right and lawful authority to sell and convey the Property; and Grantor fully warrants the title to the Property, and will defend it against lawful claims of all persons whomsoever claiming by, through or under Grantor but against no others.

Grantor has executed this Special Warranty Deed as of the day and year first written above.

WITNESSES:

Hermine MEEKS
Signature of Witness

HERMINE MEEKS
Print Name

Debra Crone
Signature of Witness

Debra Crone
Print Name

MIROMAR LAKES, LLC, a Florida limited liability company

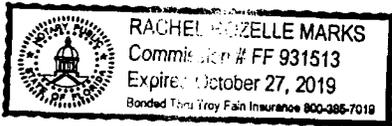
By: Miromar Development Corporation, a Florida corporation
Its: Sole Member

By: *Robert B. Roop*
Robert B. Roop, Executive Vice President

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 16th day of February, 2018, by **Robert B. Roop**, as Executive Vice President of Miromar Development Corporation, a Florida corporation, on behalf of the corporation as the sole Member of **Miromar Lakes, LLC**, a Florida limited liability company, on behalf of the company. He is personally known to me.

(SEAL)



Rozelle Marks
NOTARY PUBLIC
Name: RACHEL ROZELLE MARKS
(Type or Print)
My Commission Expires: 10/27/19

Resolution

RESOLUTION NO. 2020-8

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT ACCEPTING CERTAIN FEE SIMPLE AND EASEMENT CONVEYANCES RELATING TO CERTAIN LAKES KNOWN AS TRACTS O-2 AND O-3 TOGETHER WITH RELATED STORMWATER IMPROVEMENTS IN THE SUBDIVISION KNOWN AS MIROMAR LAKES UNIT XVII – COSTA MAGGIORE PLAT – PHASE I; AUTHORIZING THE RE-CONVEYANCE BACK TO THE DEVELOPER OF A PORTION OF TRACT O-1, MIROMAR LAKES UNIT XVII – COSTA MAGGIORE PLAT – PHASE I; AUTHORIZING THE CHAIRMAN (OR THE VICE CHAIRMAN IN THE CHAIRMAN’S ABSENCE) TO EXECUTE SUCH CONVEYANCE AND RE-CONVEYANCE DOCUMENTS TO THE EXTENT NECESSARY TO CARRY OUT THIS RESOLUTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Miromar Lakes Community Development District (the “**District**”) is a community development district that was established pursuant to the provisions of Chapter 190, Florida Statutes by the Board of County Commissioners of Lee County, Florida through the adoption of Ordinance No. 00-17 on September 12, 2000, as amended by that certain Ordinance No. 10-22 adopted on April 27, 2010 by the Board of County Commissioners of Lee County, Florida; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to construct, install, operate, finance and/or maintain systems and facilities for certain basic infrastructure including, but not limited to, district roads, sanitary sewer collection system, potable water distribution system, reclaimed water distribution system, stormwater/floodplain management, off-site improvements, landscape and hardscape, irrigation system, street lighting and other public improvements; and

WHEREAS, the District owns, operates, and maintains certain lakes and stormwater management improvements for the benefit of property owners and residents within the District; and

WHEREAS, the District desires to accept certain fee simple conveyances of portions of lakes known as Tracts O-2 and O-3 together with related stormwater improvements within the subdivision known as Miromar Lakes Unit XVII – Costa Maggiore Plat – Phase I (“**Tracts O-2 and O-3**”), all together with various easements necessary for the maintenance of such lakes and; and

WHEREAS, the District previously accepted the conveyance of certain stormwater management tract know as Tract O-1, Miromar Lakes Unit XVII – Costa Maggiore Plat – Phase I recorded at Instrument No. 2017000181209 of the Public Records of Lee County, Florida (“**Tract O-1**”) pursuant to a Special Warranty Deed from Miromar Lakes, LLC, a Florida limited liability company (“**Developer**”) recorded April 2, 2018 as instrument number 2018000076274 of the Public Records of Lee County, Florida; and

WHEREAS, it has come to the attention of the District and the Developer that the platted Tract O-1 contained property that was not intended or necessary for stormwater management purposes; and

WHEREAS, at the request of the Developer, the District desires to reconvey a portion of Tract O-1 back to the Developer (“**Reconveyance**”). Peninsula IV shall have maintenance responsibility of portion

of Tract B-16 being reconveyed to Peninsula IV. As such, the District desires to convey a portion of Tract O-1 back to the Developer.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. FINDINGS. The above recitals are true and correct and incorporated herein by this reference.

SECTION 2. ACCEPTANCE OF CONVEYANCES. The District hereby desires to accept those certain fee simple conveyances of Tracts O-2 and O-3 within the subdivision known as Miromar Lakes Unit XVII – Costa Maggiore Plat – Phase I together with related stormwater improvements, all together with various easements necessary for the maintenance of Tracts O-2 and O-3 and such stormwater improvements. The District hereby approves and authorizes the acceptance of such conveyances and authorizes the execution of those certain conveyance documents substantially the form attached hereto and marked as **Exhibit “A” (“Conveyance Documents”)**, which Conveyance Documents are hereby approved, with such changes therein as are necessary or desirable to reflect the terms of the conveyance as shall be approved by the Chairman (or the Vice Chairman in the Chairman’s absence) executing the same in consultation with the District Manager and District Counsel, with such execution to constitute conclusive evidence of such officer’s approval and the District’s approval of any changes therein from the form of Conveyance Documents attached hereto.

SECTION 3. APPROVAL AND AUTHORIZATION OF ACTION. The District hereby approves and authorizes the Reconveyance and authorizes the execution of those certain reconveyance documents substantially the form attached hereto and marked as **Exhibit “B” (the “Reconveyance Documents”)**, which Reconveyance Documents are hereby approved, with such changes therein as are necessary or desirable to reflect the terms of the reconveyance as shall be approved by the Chairman (or the Vice Chairman in the Chairman’s absence) executing the same in consultation with the District Manager and District Counsel, with such execution to constitute conclusive evidence of such officer’s approval and the District’s approval of any changes therein from the form of Reconveyance Documents attached hereto.

SECTION 4. DELEGATION OF AUTHORITY. The Chairman (or the Vice Chairman in the Chairman’s absence) of the District’s Board of Supervisors is hereby authorized to execute the Conveyance Documents as necessary to evidence the District’s acceptance of the subject conveyances. The Vice Chairman, Secretary, and any Assistant Secretary of the District’s Board of Supervisors are hereby authorized to countersign any Conveyance Documents signed by the Chairman (or Vice Chairman in the Chairman’s absence), if necessary or required.

SECTION 5. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional, it being expressly found and declared that the remainder of this Resolution would have been adopted despite the invalidity of such section or part of such section.

SECTION 6. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 7. EFFECTIVE DATE. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of Miromar Lakes Community Development District this 11^h day of June, 2020.

Attest:

**MIROMAR LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

James P. Ward, Secretary

David Herring, Chairman

Exhibit "A"

This instrument was prepared by
and to be returned to:
Mark W. Geschwendt, Esq.
Miromar Development Corporation
10801 Corkscrew Road, Suite 305
Estero, Florida 33928
(239) 390-5100

Consideration: \$10.00
PID Nos.: 11-46-25-L4-15002.00CE and 11-46-25-L4-15003.00CE

Above space reserved for Clerk's office

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this ___ day of _____, 2020, by **MIROMAR LAKES, LLC**, a Florida limited liability company, whose mailing address is 10801 Corkscrew Road, Suite 305, Estero, Florida 33928, as grantor ("Grantor"), to **MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT**, a community development district established and existing pursuant to Chapter 190, Florida Statutes, whose mailing address is c/o JP Ward & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334, as grantee ("Grantee").

Grantor, in consideration for the amount of TEN and No/100 (\$10.00) DOLLARS, and good and valuable consideration set forth in this Special Warranty Deed, the receipt of which is acknowledged, grants, bargains, sells, and conveys to Grantee and its successors and assigns forever, all of that certain parcel of land situated in Lee County Florida, and more particularly described as follows ("Property"):

Tracts O-2 and O-3, Miromar Lakes Unit XVII – Costa Maggiore Plat – Phase I, recorded in Instrument No. 2017000181209 within the Public Records of Lee County, Florida.

THIS PROPERTY TAKEN SUBJECT TO real property taxes and assessment for the current and subsequent years and covenants, easements, restrictions and other matters of public record; applicable comprehensive plans, or elements or portions of them, land development regulations including zoning and subdivision ordinances, development orders, development permits, and other regulations and conditions of all governmental agencies concerning the Property and covenants, easements, restrictions and other matters of public record.

TOGETHER WITH all tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, remainder and easements belonging or in any way connected to the Property.

TO HAVE AND TO HOLD the same in fee simple forever.

Grantor covenants to Grantee that at the time of delivering this Special Warranty Deed it is lawfully seized of the Property, that it has good right and lawful authority to sell and convey the Property; and Grantor fully warrants the title to the Property, and will defend it against lawful claims of all persons whomsoever claiming by, through or under Grantor but against no others.

{Remainder of page intentionally left blank. Signatures begin on the next page.}

Grantor has executed this Special Warranty Deed as of the day and year first written above.

WITNESSES:

MIROMAR LAKES, LLC, a Florida limited liability company

Signature of Witness

By: Miromar Development Corporation, a Florida corporation

Its: Sole Member

Print Name

By: _____
Robert B. Roop, Executive Vice President

Signature of Witness

Print Name

**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this ____ day of _____, 2020, by **Robert B. Roop**, as Executive Vice President of Miromar Development Corporation, a Florida corporation, on behalf of the corporation as the sole Member of **Miromar Lakes, LLC**, a Florida limited liability company, on behalf of the company. He is personally known to me.

(SEAL)

NOTARY PUBLIC
Name: _____
(Type or Print)
My Commission Expires:

This instrument was prepared by
and to be returned to:
Mark W. Geschwendt, Esq.
Miromar Development Corporation
10801 Corkscrew Road, Suite 305
Estero, Florida 33928
(239) 390-5100

Consideration: \$10.00
PID Nos.: 11-46-25-L4-15002.00CE and 11-46-25-L4-15003.00CE

Above space reserved for Clerk's office

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this ____ day of _____, 2020, by **MIROMAR LAKES MASTER ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose mailing address is 10801 Corkscrew Road, Suite 305, Estero, Florida 33928, as grantor ("Grantor") to **MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT**, a community development district established and existing pursuant to Chapter 190, Florida Statutes, whose mailing address is c/o JP Ward & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334, as grantee ("Grantee");

Grantor quitclaims and assigns unto Grantee, its successors and assigns forever, Grantor's interest in that certain parcel of land situated in the County of Lee, State of Florida, together with the responsibility for maintenance, which is more particularly described as follows ("Property"):

Tracts O-2 and O-3, Miromar Lakes Unit XVII – Costa Maggiore Plat – Phase I, recorded in Instrument No. 2017000181209 within the Public Records of Lee County, Florida.

THIS PROPERTY IS TAKEN SUBJECT TO real property taxes and assessment for the current and subsequent years and covenants, easements, restrictions and other matters of public record.

THIS PROPERTY IS CONVEYED SUBJECT TO, AND GRANTOR SPECIFICALLY RESERVES to Grantor, its successors and assigns, the following: an easement for ingress and egress and easements for maintenance and right of entry for the safety and welfare of the residents of Miromar Lakes, to abate nuisances and inspect for the purpose of ensuring compliance with the rules and regulations set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for the Miromar Lakes Beach and Golf Club recorded at Book 3343, Page 0294, et seq. of the Public Records of Lee County, Florida, as amended ("Declaration"), on, over and across the Property for the benefit of Grantor, and its employees, members, guests, invitees, agents and contractors as set forth in Article 22 of the Declaration.

{Remainder of page intentionally left blank. Signatures begin on the next page}

Grantor has executed this Quitclaim Deed as of the day and year first written above.

WITNESSES:

MIROMAR LAKES MASTER ASSOCIATION, INC., a Florida not-for-profit corporation

Signature of Witness

By: _____
Tim Byal, President

Print Name

Signature of Witness

Print Name

**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this ____ day of June, 2020, by **Tim Byal** as President of Miromar Lakes Master Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who is () personally known to me or () has produced _____ as evidence of identification.

(SEAL)

NOTARY PUBLIC
Name: _____
(Type or Print)
My Commission Expires:

BILL OF SALE, ABSOLUTE
Stormwater

On this ____ day of _____, 2020, **MIROMAR LAKES, LLC**, a Florida limited liability company ("**Grantor**"), in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00), lawful money of the United States, paid by **MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT**, a community development district established and existing pursuant to Chapter 190, Florida Statutes ("**Grantee**"), the receipt of which is acknowledged, grants, bargains, sells, transfers, and delivers to Grantee, its successors and assigns, the following items:

Drainage pipes, structures, outfalls and other drainage and stormwater structures or facilities as depicted on Exhibit "A" attached ("Stormwater Improvements") lying within or located on the land more particularly described on Exhibit "B" attached (the "Property")

Grantor, for itself and its successors and assigns, covenants to Grantee, its successors and assigns, that (1) it is the lawful owner of the Stormwater Improvements, which are free and clear from all encumbrances; (2) it has good right, title and authority to sell and convey the same, and (3) Grantor will warrant and defend the sale and conveyance of the Stormwater Improvements to Grantee, its successors and assigns, against the lawful claims and demands of all persons and entities.

{Remainder of page intentionally left blank. Signatures appear on next page.}

Grantor has executed this Bill of Sale on the day and year written above.

GRANTOR:

MIROMAR LAKES, LLC,
a Florida limited liability company

By: **MIROMAR DEVELOPMENT CORPORATION,**
a Florida corporation, its Sole Member

Witnesses:

Signature
Printed Name: _____

Signature
Printed Name: _____

By: _____
Robert B. Roop, Executive Vice President

STATE OF FLORIDA)
) ss.
COUNTY OF LEE)

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this ____ of _____, 2020, by Robert B. Roop, as Executive Vice President of Miromar Development Corporation, a Florida corporation, the sole Member of Miromar Lakes, LLC, a Florida limited liability company, on behalf of said entities, who is personally known to me.

(SEAL)

NOTARY PUBLIC
Name: _____
(Type or Print)
My Commission Expires:

ACCEPTANCE BY GRANTEE

The foregoing Bill of Sale is accepted by Miromar Lakes Community Development District as of this _____ day of _____, 2020.

**MIROMAR LAKES COMMUNITY
DEVELOPMENT DISTRICT,**
a community development district

ATTEST:

James P. Ward, Secretary

By: _____
David Herring, Chairman

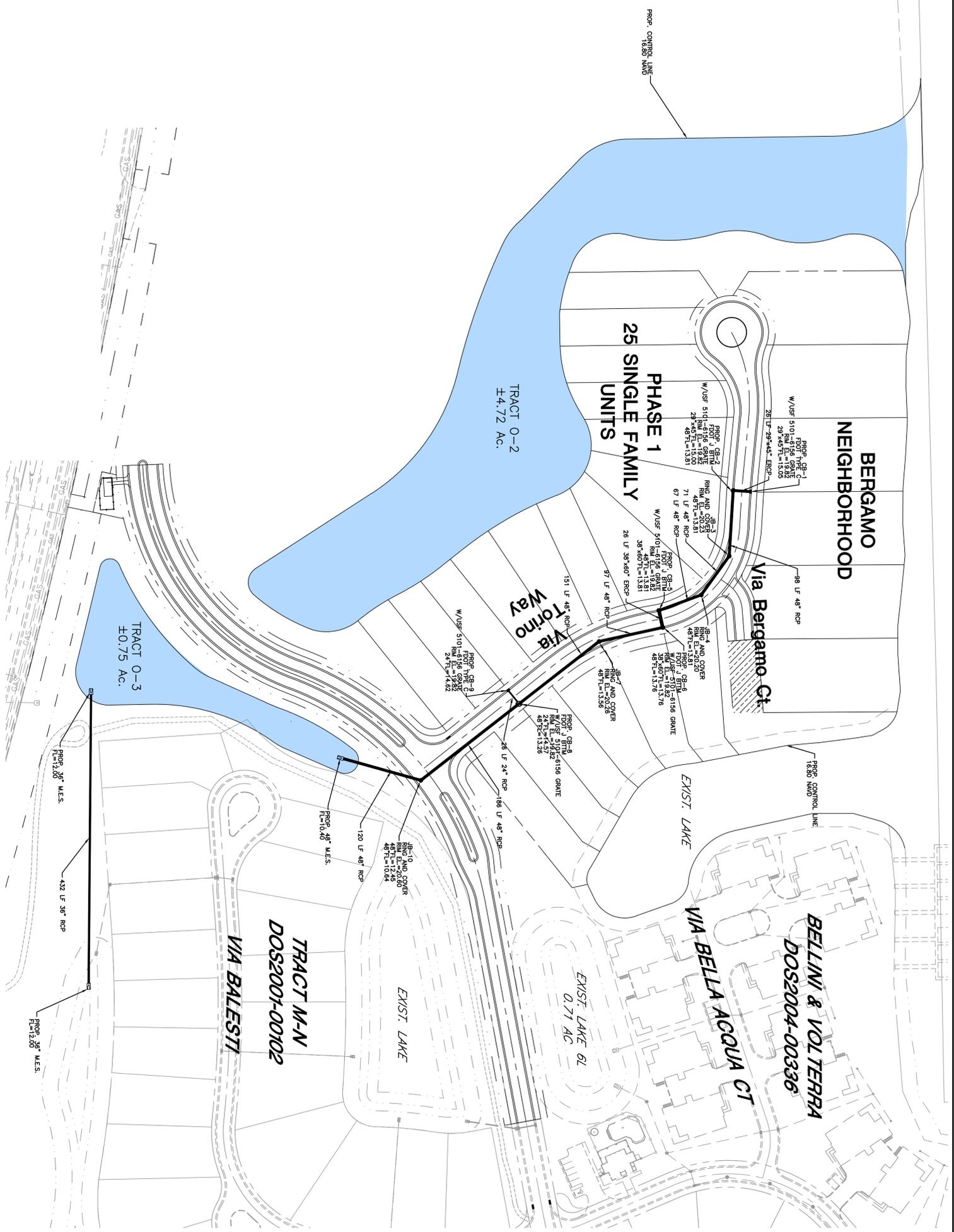
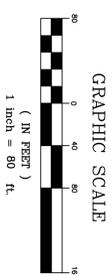
STATE OF FLORIDA)
) ss.
COUNTY OF LEE)

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this _ of _____, 2020, by David Herring, as Chairman of Miromar Lakes Community Development District on behalf of the community development district, a community development district established and existing pursuant to Chapter 190, Florida Statutes, on behalf of the District, who () is personally known to me or () has produced _____ as evidence of identification.

(SEAL)

NOTARY PUBLIC
Name: _____
(Type or Print)
My Commission Expires:

EXHIBIT "A"



LETTER	REVISIONS	DATE

MIROMAR LAKES

RESORT VILLAGE - PHASE 1

LEE COUNTY, FLORIDA

DESIGNED BY	DATE
C.J.K.	07/08/16
DRAWN BY	DATE
J.J.H.	07/08/16
CHECKED BY	DATE
C.J.K.	07/08/15
VERTICAL SCALE	HORIZONTAL SCALE
N/A	1" = 80'

HOLE MONTES
ENGINEERS/PLANNERS/SURVEYORS

6200 Whiskey Creek Drive
Fort Myers, FL 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772

PHASE 1 TRANSFER EXHIBIT

CHARLES L. KRIS, P.E.	PROFESSIONAL ENGINEER	FLORIDA LICENSE NO. 35333	DATE

THESE DRAWINGS ARE NOT
AS PERMITTED BY THE BOARD
AND SEALED BELOW :

CAD FILE NAME	DRAWING NO.
1404-06 MDP	1404-06
PROJECT NO.	SHEET NO.
2016.045	6 OF 16

EXHIBIT "B"

Tracts O-2 and O-3, Miromar Lakes Unit XVII – Costa Maggiore Plat – Phase I, recorded in Instrument No. 2017000181209 within the Public Records of Lee County, Florida.

and

Tract B-1, Miromar Lakes Unit XVII – Costa Maggiore Plat – Phase I, recorded in Instrument No. 2017000181209 within the Public Records of Lee County, Florida.

and

Tract R-1, Miromar Lakes Unit XVII – Costa Maggiore Plat – Phase I, recorded in Instrument No. 2017000181209 within the Public Records of Lee County, Florida.

and

Tract R-2, Miromar Lakes Unit XVII – Costa Maggiore Plat – Phase I, recorded in Instrument No. 2017000181209 within the Public Records of Lee County, Florida.

This instrument was prepared
without an opinion of title and
after recording return to:
Gregory L. Urbancic, Esq.
Coleman, Yovanovich & Koester, P.A.
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103
(239) 435-3535

(space above this line for recording data)

ACCESS AND DRAINAGE EASEMENT

THIS ACCESS AND DRAINAGE EASEMENT (this "**Easement**") is made and executed as of this ___ day of _____, 2020, by **MIROMAR LAKES MASTER ASSOCIATION, INC.**, a Florida not-for-profit corporation ("**Grantor**") in favor of **MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT**, a community development district established and existing pursuant to Chapter 190, Florida Statutes, whose address is c/o District Manager, JP Ward & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334, its successors and assigns ("**Grantee**").

WITNESSETH:

Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, hereby conveys, grants, bargains and sells unto Grantee a perpetual, non-exclusive easement, license and privilege for pedestrian and vehicular ingress and egress together with the right to enter upon and to install and maintain drainage and utility structures and facilities on, over and within that certain real property in Lee County, Florida legally described on **Exhibit "A"** attached hereto and made a part hereof (the "**Easement Area**").

Grantor grants to Grantee the right to enter upon the Easement Area, place, excavate, and take materials for the purpose of access pursuant to the terms of this Easement. The record fee simple owner of the underlying land where this Easement is located shall be responsible for the maintenance, repair and replacement of the Easement Area, at its sole cost and expense, except to the extent said cost or expense is the result of misuse or damage caused by Grantee, in which instance Grantee shall restore any damage caused by Grantee to the Easement Area. Grantor shall in no way interfere with Grantee's right to enter upon the Easement Area pursuant to the terms of this Easement.

This Easement shall be a covenant running with the land and shall be binding upon and inure to the benefit of the parties hereto.

Grantor warrants that it is lawfully seized in fee simple of the land upon which this Easement is situated and it has good and lawful authority to convey this Easement.

{Remainder of page intentionally left blank. Signatures begin on next page.}

IN WITNESSES WHEREOF, Grantor hereby executes this Easement as of the date first written above.

GRANTOR:

MIROMAR LAKES MASTER ASSOCIATION, INC.,
a Florida not-for-profit corporation

Witnesses:

Signature
Printed Name: _____

By: _____
Tim Byal, President

Signature
Printed Name: _____

STATE OF FLORIDA)
) ss.
COUNTY OF LEE)

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this _____ of _____, 2020, by Tim Byal, as President of Miromar Lakes Master Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who is () personally known to me or () has produced _____ as evidence of identification.

(SEAL)

NOTARY PUBLIC
Name: _____
(Type or Print)
My Commission Expires:

ACCEPTED BY GRANTEE:

**MIROMAR LAKES COMMUNITY
DEVELOPMENT DISTRICT,**
a community development district

Witnesses:

Signature
Printed Name: _____

By: _____
David Herring, Chairman

Signature
Printed Name: _____

STATE OF FLORIDA)
) ss.
COUNTY OF LEE)

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this _ of _____, 2020, by David Herring, as Chairman of Miromar Lakes Community Development District, a community development district established and existing pursuant to Chapter 190, Florida Statutes, on behalf of the District, who () is personally known to me or () has produced _____ as evidence of identification.

(SEAL)

NOTARY PUBLIC
Name: _____
(Type or Print)
My Commission Expires:

Exhibit "A"
Easement Area

Tracts R-1, B-1 and B-3, Miromar Lakes Unit XVII – Costa Maggiore Plat – Phase I, recorded at Instrument No. 2017000181209 of the Public Records of Lee County Florida.

This instrument was prepared
without an opinion of title and
after recording return to:
Mark W. Geschwendt, Esq.
Miromar Development Corporation
10801 Corkscrew Road, Suite 305
Estero, Florida 33928

(space above this line for recording data)

ASSIGNMENT OF DEDICATIONS

THIS ASSIGNMENT OF DEDICATIONS (this “**Assignment**”) is made and executed this _____ day of _____ 2020, by **MIROMAR LAKES MASTER ASSOCIATION, INC.**, a Florida not-for-profit corporation (“**Assignor**”) in favor of **MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT**, a community development district established and existing pursuant to Chapter 190, Florida Statutes (“**Assignee**”).

Assignor grants, conveys, assigns, transfers to Assignee, its legal representatives, successors and assigns for the purpose of providing public facilities including, without limitation, water management, drainage and utilities within the Miromar Lakes Community Development District (but expressly reserving the right of Assignor to utilize and benefit from any dedicated easements described) the right, title and interest that Assignor has or may have under the laws of the State of Florida or otherwise in, to, and under, each of the dedications identified on Exhibit “A” attached and incorporated by reference (the “**Dedications**”).

Assignor assigns the Dedications to Assignee, its legal representatives, successors and assigns to and for its use forever with the right of substitution and subrogation to Assignee in and to all covenants and warranties given or made with respect to the Dedications or any part of the Dedications to the extent the covenants and warranties are assignable or can be enforced, at Assignee’s expense, and for Assignee’s benefit.

Assignor, for itself and its legal representatives, successors and assigns, covenants to Assignee, its legal representatives, successors and assigns that (1) Assignor is the lawful owner of the Dedications; (2) the Dedications are free from all encumbrances; (3) Assignor has good right to assign the Dedications; and (4) it will warrant and defend this Assignment of Dedications to Assignee, its legal representatives, successors and assigns against lawful claims and demands of all persons and entities.

{Remainder of page intentionally left blank. Signatures appear on next page.}

Assignor has caused this Assignment to be executed as of the date first written above.

ASSIGNOR:

**MIROMAR LAKES MASTER
ASSOCIATION, INC.,**
a Florida not-for-profit corporation

Witnesses:

Signature
Printed Name: _____

By: _____
Tim Byal, President

Signature
Printed Name: _____

STATE OF FLORIDA)
) ss.
COUNTY OF LEE)

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this ____ of _____, 2020, by Tim Byal, as President of Miromar Lakes Master Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who () is personally known to me or () has produced _____ as evidence of identification.

(SEAL)

NOTARY PUBLIC
Name: _____
(Type or Print)
My Commission Expires:

Exhibit “A”

Tracts O-2 and O-3, Miromar Lakes Unit XVII – Costa Maggiore Plat – Phase I, recorded in Instrument No. 2017000181209 of the Public Records of Lee County, Florida.

and

Those certain Lake Maintenance Easements (L.M.E.) located adjacent to Tracts O-2 and O-3, as shown on the plat of Miromar Lakes Unit XVII – Costa Maggiore Plat – Phase I, recorded in Instrument No. 2017000181209 of the Public Records of Lee County, Florida.

and

Those certain Drainage Easements (D.E.) and Access Easements (A.E.) over Tracts R-1 and R-2, as shown on the plat of Miromar Lakes Unit XVII – Costa Maggiore Plat – Phase I, recorded in Instrument No. 2017000181209 of the Public Records of Lee County, Florida.

Exhibit "B"

This instrument was prepared by
and to be returned to:
Mark W. Geschwendt, Esq.
Miromar Development Corporation
10801 Corkscrew Road, Suite 305
Estero, Florida 33928
(239) 390-5100

Consideration: \$10.00
PID No.: Portion of 11-46-25-L3-15001.0000

Above space reserved for Clerk's office

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this ____ day of _____, 2020, by **MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT**, a community development district established and existing pursuant to Chapter 190, Florida Statutes, whose mailing address is c/o JP Ward & Associates, LLC, JP Ward & Associates, LLC, 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334, as grantor ("Grantor"), to **MIROMAR LAKES, LLC**, a Florida limited liability company whose mailing address is 10801 Corkscrew Road, Suite 305, Estero, Florida 33928, as grantee ("Grantee").

Grantor, in consideration for the amount of TEN and No/100 (\$10.00) DOLLARS, and good and valuable consideration set forth in this Special Warranty Deed, the receipt of which is acknowledged, grants, bargains, sells, and conveys to Grantee and its successors and assigns forever, all of Grantor's interest in that certain parcel of land situated in Lee County Florida, and more particularly described on **Exhibit A** (the "Property").

THIS PROPERTY TAKEN SUBJECT TO real property taxes and assessment for the current and subsequent years and covenants, easements, restrictions and other matters of public record; applicable comprehensive plans, or elements or portions of them, land development regulations including zoning and subdivision ordinances, development orders, development permits, and other regulations and conditions of all governmental agencies concerning the Property and covenants, easements, restrictions and other matters of public record. Grantor states that there will be no reservation of any phosphate, petroleum or other mineral interests by Grantor pursuant to the operation of Section 270.11, Florida Statutes, with respect to the conveyance of the subject property as evidenced by this Special Warranty Deed.

TOGETHER WITH all tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, remainder and easements belonging or in any way connected to the Property.

TO HAVE AND TO HOLD, the same in fee simple forever.

Grantor covenants to Grantee that at the time of delivering this Special Warranty Deed it is lawfully seized of the Property, that it has good right and lawful authority to sell and convey the Property; and Grantor fully warrants the title to the Property, and will defend it against lawful claims of all persons whomsoever claiming by, through or under Grantor but against no others.

{Remainder of page intentionally left blank. Signatures begin on the next page.}

Grantor has executed this Special Warranty Deed as of the day and year first written above.

WITNESSES:

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT, a community development district established and existing pursuant to Chapter 190, Florida Statutes

Signature of witness

Print Name

By: _____
David Herring, Chairman

Signature of witness

Print Name

**STATE OF FLORIDA
COUNTY OF LEE**

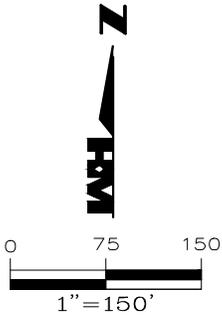
The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this ___ day of _____, 2020, by David Herring, as Chairman of Miromar Lakes Community Development District, a community development district established and existing pursuant to Chapter 190, Florida Statutes, on behalf of the district. He is personally known to me or has produced _____ as identification.

(SEAL)

NOTARY PUBLIC
Name: _____
(Type or Print)
My Commission Expires:

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	75.00'	53°22'53"	67.38'	N 41°19'34" W	69.88'

LINE	BEARING	DISTANCE
L1	S 01°00'21" E	18.96'
L2	N 85°40'15" W	13.56'
L3	N 06°36'49" E	65.16'
L4	N 03°59'03" E	135.37'
L5	N 02°23'30" E	282.77'
L6	N 02°34'41" E	327.08'
L7	N 16°25'15" E	67.97'
L8	N 43°48'01" E	99.92'



LEGAL DESCRIPTION:

A PARCEL LOCATED IN A PORTION OF TRACT "O-1" OF MIROMAR LAKES-UNIT XVII, ACCORDING TO THE PLAT THEREOF AS RECORDED AS INSTRUMENT NUMBER 2017000181209 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, IN SECTION 11, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 'O-1', MIROMAR LAKES-UNIT XVII, ACCORDING TO THE PLAT THEREOF AS RECORDED AS INSTRUMENT NUMBER 2017000181209 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S01°00'21"E FOR A DISTANCE OF 18.96 FEET; THENCE RUN S04°19'45"W FOR A DISTANCE OF 981.83 FEET; THENCE RUN N85°40'15"W FOR A DISTANCE OF 13.56 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, AT A BEARING OF S75°21'52"W THEREFROM, THROUGH A CENTRAL ANGLE OF 53°22'53" AND BEING SUBTENDED BY A CHORD OF 67.38 FEET AT A BEARING OF N41°19'34"W, FOR AN ARC LENGTH OF 69.88 FEET; THENCE RUN N06°36'49"E FOR A DISTANCE OF 65.16 FEET; THENCE RUN N03°59'03"E FOR A DISTANCE OF 135.37 FEET; THENCE RUN N02°23'30"E FOR A DISTANCE OF 282.77 FEET; THENCE RUN N02°34'41"E FOR A DISTANCE OF 327.08 FEET; THENCE RUN N16°25'15"E FOR A DISTANCE OF 67.97 FEET; THENCE RUN N43°48'01"E FOR A DISTANCE OF 99.92 FEET, TO THE POINT OF BEGINNING. CONTAINING 1.5 ACRES, MORE OR LESS.

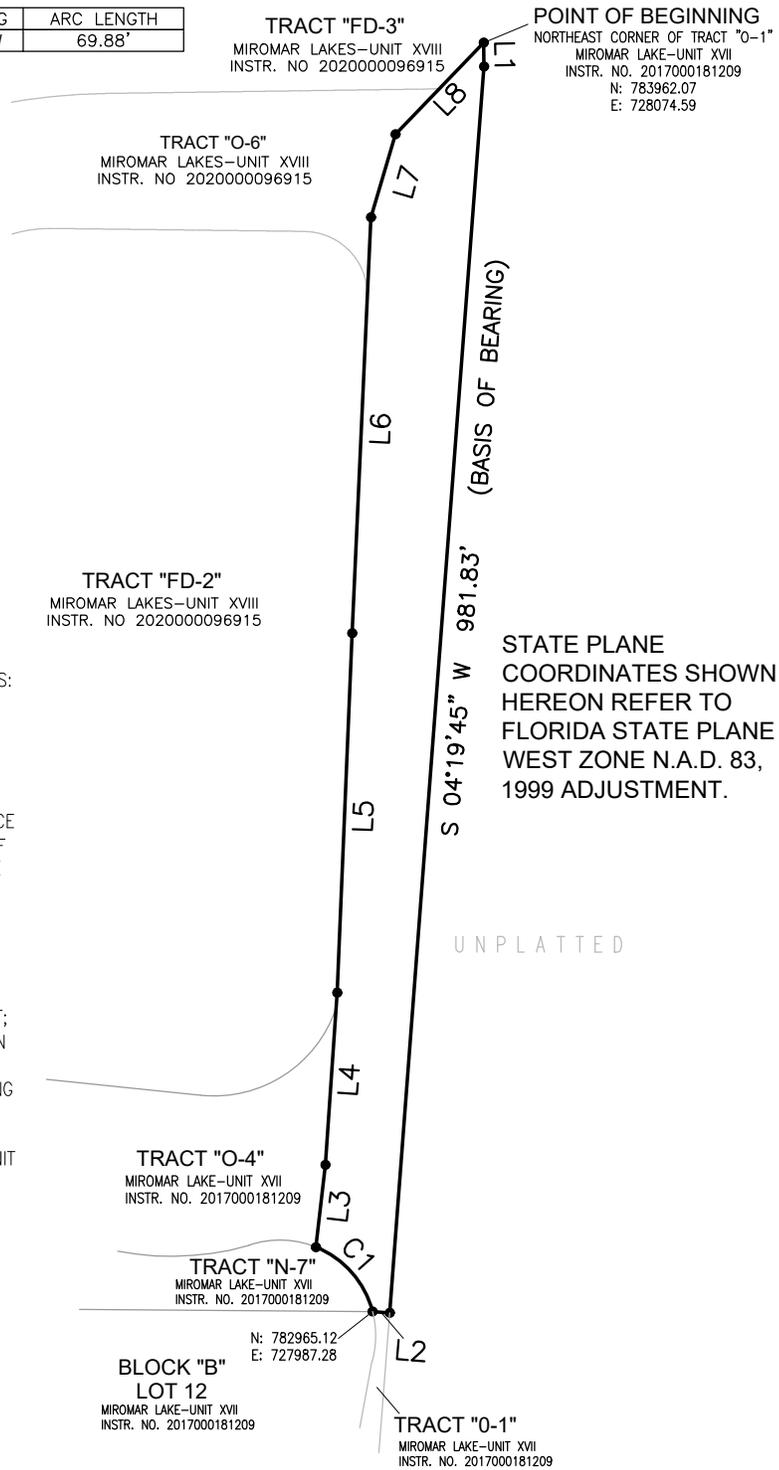
BEARINGS REFER TO THE EAST LINE OF TRACT 'O-1', MIROMAR LAKES-UNIT XVII, ACCORDING TO THE PLAT THEREOF AS RECORDED AS INSTRUMENT NUMBER 2017000181209 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEING IN S04°19'45"W.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY THOMAS M. MURPHY LS5628
STATE OF FLORIDA



* NOT A SURVEY *



DRAWN BY: G.N	DATE: 5/27/2020
SHEET # 1	OF SHEET 1
SEC-TWN-RGE: 11-46-25	

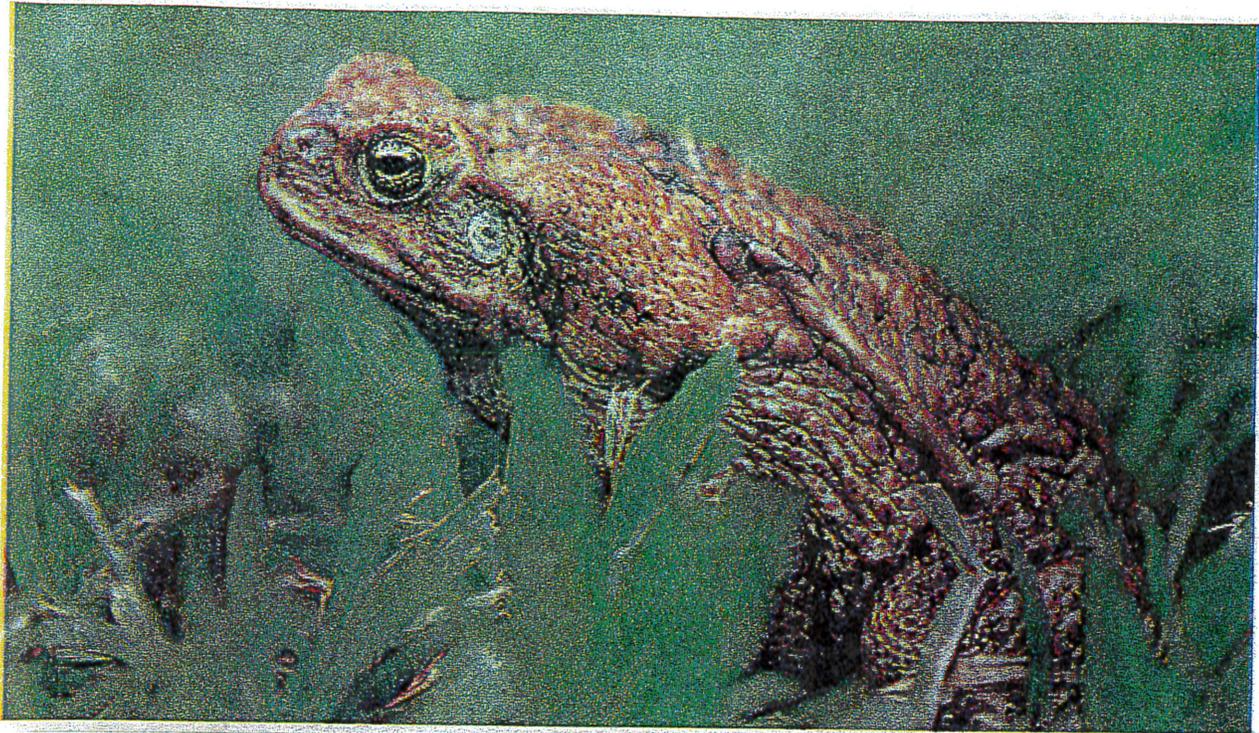


6200 Whiskey Creek Dr.
Ft. Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

SKETCH AND LEGAL DESCRIPTION
MIROMAR LAKES-AVELLINO

DRAWING NO. H-1315-E
PROJECT NO. 2020.015
FILE NAME 2020015 MIROMAR LAKES.dwg

CANE



TOADS



Cane Toad

Rhinella marina

Species Status

Nonnative

Invasive

Regulatory Status

The cane toad (also known as the bufo, giant or marine toad) is a large, nonnative amphibian that has been introduced into Florida. Cane toads are considered an invasive species and are poisonous to most animals that try to bite or consume them. The FWC encourages landowners to kill cane toads on their own property whenever possible. Cane toads are not protected in Florida except by anti-cruelty law and can be removed from private property year-round with landowner permission.

Captive-held cane toads are regulated as [Class III wildlife](#) in the State of Florida. A permit is not required to possess cane toads as personal pets. However, a [License to Possess Class III Wildlife for Exhibition or Public Sale](#) must be obtained to possess these

amphibians for commercial use and a [Captive Wildlife Importation Permit](#) is required to import this species into the state.



Description



Cane toads are reddish-brown to grayish-brown with a light-yellow or beige belly and can be uniform in color or have darker markings around the body. They have enlarged glands behind the eyes, which angle downward onto the shoulders. The glands secrete a potent milky-white toxin (bufotoxin) as defense against predators including domestic pets.

Cane toads generally range in size from 6 to 9 inches in length. They can be confused with the native southern toad, however, adult cane toads are much larger than adult southern toads which only grow to a maximum of approximately 3 to 4 inches.

Cane toads do not have ridges across the head, as seen in the southern toad.

Florida Distribution and Sightings

Cane toads were first introduced into Florida to control agricultural pests in sugar cane in the 1930s and 40s. It is believed that current populations are the result of pet trade escapes and releases in the 1950s and 60s. Cane toads are currently found in central and south Florida, generally south of the I-4 corridor.

Visit IveGot1.org for a map of credible cane toad sightings.



Potential Impacts

The skin-gland secretions of cane toads (called bufotoxin) are highly toxic and can sicken or even kill animals that bite or feed on them, including native animals and domestic pets. The skin secretions may irritate the skin or burn the eyes of people who handle them. Cane toad eggs also contain bufotoxin and can harm or kill native animals that consume them. Cane toads also potentially compete with native frogs and toads for food and breeding areas.

More Information

[UF Wildlife Extension cane toad information](#)

[Video: Cane Toads - How to Identify This Invasive Pest](#)

[Keeping Your Pets Safe Around Cane Toads](#)

[Video: The Cane or "Bufo" Toad - An Invasive Impact on Florida Pets](#)

[Video: Cane Toads - Capture and Humane Euthanasia of This Invasive Pest](#)



Frequently Asked Questions

Can I remove cane toads from my property?

Yes. The FWC encourages landowners to kill cane toads on their own property whenever possible. Cane toads are not protected in Florida except by anti-cruelty law and can be removed from private property year-round with landowner permission. Wear latex, rubber, or nitrile gloves to safely handle cane toads. Captured cane toads may not be relocated and released. Homeowners that need assistance removing cane toads from their property can hire a [wildlife trapper](#).

If your pet bites or swallows a cane toad, they can become sick and die in as little as 15 minutes without proper treatment. Cane toads release a milky toxin that can stick in a pet's mouth. Symptoms may include frantic or disoriented behavior, brick red gums, seizures, and foaming at the mouth. If you see these symptoms, follow these steps:

1. Wash toxins forward out of mouth using a hose for ten minutes being careful not to direct water down the throat.
2. Wipe gums/tongue with dish towel to remove toxins.
3. Get your pet to the vet!

[This instructional video](#) from the University of Florida's Institute of Food and Agricultural Sciences outlines these steps.

What can I do to keep cane toads off my property?

Remove places where cane toads or their prey can hide or seek shelter:

- Cut your grass regularly and keep it short
- Fill in any holes around structures
- Trim the underside of shrubs
- Keep branches or riprap off the ground
- Clear away brush piles
- Remove clutter

Remove food that can attract cane toads and their prey:

- Feed pets indoors when possible
- Bring outdoor pet food and water bowls indoors at night
- Clean up any food scraps from pet bowls or outside tables and grills

What should I do if I come into contact with a cane toad?

Thoroughly wash your hands after coming into contact with a cane toad, as you would after touching any wild animal.

Always wear latex, rubber or nitrile gloves to safely handle cane toads.

What if I have a pet cane toad I can no longer care for?

Escaped or released pets remain a primary source of introduced species in Florida, and it is illegal to introduce nonnative species into the state. Pet owners who can no longer keep their exotic pets, including cane toads, can find a new home for them through the FWC's Exotic Pet Amnesty Program. This program helps reduce the number of nonnative species being released into the wild and fosters responsible pet ownership by giving pet owners a responsible and ecologically sound alternative to releasing an exotic animal. **Note:** The FWC does not rehome wild-caught nonnative wildlife.

The Miromar Lakes CDD has undertaken procedures to lessen the cane toad apprehensions within the communities. The influx of cane toads has arisen within this last year on the eastern lakes of the community. The district staff has contracted with Scott's Animal Services for the removal/extinction of cane toads within the subdivisions and Southern Trappers and Wild Things Wildlife Control for the skimming of larvae/ tadpoles from the neighborhood lakes. This process began in late February 2020 and will continue through June 2020.

The Miromar Lakes CDD board will continue its procedures each fiscal year with added methodology (traps, spraying) incorporated within the existing practices our contractors are presently deploying.



Memorandum

Date: May 1, 2020
To: James P. Ward- District Manager
From: Bruce Bernard - Field Asset Manager
Subject: Miromar Lakes CDD – April 2020
CGA Project # 13-5692

Civil Engineering/Roadway
& Highway Design
Coastal Engineering
Code Enforcement
Construction Engineering
& Inspection (CEI)
Construction Services
Contract Government
Services
Data Technologies &
Development
Electrical Engineering
Emergency Management
Engineering
Environmental Services
Facilities Management
Geographic Information
Systems (GIS)
Indoor Air Quality
Land Development
Landscape Architecture
Municipal Engineering
Planning
Redevelopment
Surveying & Mapping
Traffic Engineering
Transportation Planning
Urban Design
Water/Wastewater
Treatment Facilities
Website Development/
Computer Graphics

GSA Contract Holder

1800 Eller Drive
Suite 600
Fort Lauderdale, FL
33316
954.921.7781 phone
954.921.8807 fax

www.cgasolutions.com

Lake Maintenance

Lake bank restoration (shoreline erosion mitigation) work in the Tivoli neighborhood has been completed with 3,800 linear feet of Geo-Tube, grading, and coconut mat installed. The CDD contractor is presently completing the installation of 1,450 linear feet of Geo-Tube within the St. Mortiz neighborhood.

Scott's Animal Services continues with the process of capturing and exterminating cane toads within the eastern areas of Miromar Lakes. The contractor has indicated that after rainfall events, cane toads are more active in open areas. The CDD contractor has been concentrating in the Siena, Bellini, Volterra, Bellavista, Monte Bella, Bellamare, Vivaldi, and Caprini communities where the cane toads have been most active. Another subcontractor, Southern Trappers, has begun the removal of larvae/tadpole from the surface(s) of the lakes within these communities.

Stormwater Maintenance

M.R.I. (CDD drainage vendor / contractor) is finishing its inspection of the Year 2 effort for the drainage structures program for Miromar Lakes. Upon completion of the investigation and submittal of the report, CDD staff shall



Civil Engineering/Roadway
& Highway Design
Coastal Engineering
Code Enforcement
Construction Engineering
& Inspection (CEI)
Construction Services
Contract Government
Services
Data Technologies &
Development
Electrical Engineering
Emergency Management
Engineering
Environmental Services
Facilities Management
Geographic Information
Systems (GIS)
Indoor Air Quality
Land Development
Landscape Architecture
Municipal Engineering
Planning
Redevelopment
Surveying & Mapping
Traffic Engineering
Transportation Planning
Urban Design
Water/Wastewater
Treatment Facilities
Website Development/
Computer Graphics

GSA Contract Holder

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Suite 600
Fort Lauderdale, FL
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954.921.7781 phone
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proceed with scheduling the cleaning of the identified impacted structures and outfalls.

Permit Compliance

SFWMD Notice of Inspection letter dated September 18, 2015, remaining open items / updates are as follows:

1. Application – Miromar Lakes Phase 1
 - a. Lake bank erosion - Erosion to the lake shoreline(s) has occurred in some areas of Lakes 6G, 6I, and 6J. Lake 6I has a drop of four (4) feet between lots. Also, erosion has occurred near control structure CS#1. Restore the lake shorelines to substantial compliance with permit.

Shoreline erosion mitigation efforts have been incorporated into the CCD Capital Improvements budget(s) from 2016-2020. The CDD itself has taken efforts to implement the maintenance repairs with prior approval from affected Homeowners Associations (HOA's) (shoreline erosion mitigation has begun and has been completed in thirteen of the fourteen neighborhoods to be repaired).

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MAY, 2020

FISCAL YEAR 2020

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2900 NORTHEAST 12TH TERRACE, SUITE 1, OAKLAND PARK, FL 33334

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Miromar Lakes Community Development District

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<i>Debt Service Fund</i>	
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<i>Series 2015 Bonds</i>	<i>7</i>

JPWard & Associates, LLC
2900 Northeast 12th Terrace
Suite 1
Oakland Park, Florida 33334
(954) 658-4900

Miromar Lakes Community Development District
Balance Sheet
for the Period Ending May 31, 2020

	Governmental Funds						Totals (Memorandum Only)
	Debt Service Funds			Account Groups			
	General Fund	Series 2012	Series 2015	General Long Term Debt	General Fixed Assets		
Assets							
Cash and Investments							
General Fund - Invested Cash	\$ 411,441	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 411,441
Debt Service Fund							
Interest Account	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-
Reserve Account	-	369,893	467,198	-	-	-	837,091
Revenue	-	207,843	512,547	-	-	-	720,391
Prepayment Account	-	1,172	889	-	-	-	2,061
Due from Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)			-	-	-	-	-
Market Valuation Adjustments							
Accrued Interest Receivable	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	1,559,543	-	-	1,559,543
Amount to be Provided by Debt Service Funds	-	-	-	455,457	-	-	455,457
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	36,514,917	-	36,514,917
Total Assets	\$ 411,441	\$ 578,908	\$ 980,635	\$ 2,015,000	\$ 36,514,917	\$ -	\$ 40,500,900

Miromar Lakes Community Development District
Balance Sheet
for the Period Ending May 31, 2020

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	Debt Service Funds			General Long Term Debt	General Fixed Assets	
	General Fund	Series 2012	Series 2015			
Liabilities						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Other Governments	-	-	-	-	-	-
Bonds Payable	-	-	-	-	-	-
Current Portion	-	-	-	1,005,000	-	1,005,000
Long Term	-	-	-	1,010,000	-	1,010,000
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,015,000</u>	<u>\$ -</u>	<u>\$ 2,015,000</u>
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	36,514,917	36,514,917
Fund Balance						
Restricted						
Beginning: October 1, 2019 (Audited)	-	604,977	2,660,783	-	-	3,265,760
Results from Current Operations	-	(26,069)	(1,680,148)	-	-	(1,706,218)
Unassigned						
Beginning: October 1, 2019 (Audited)	317,847	-	-	-	-	317,847
Results from Current Operations	93,593	-	-	-	-	93,593
Total Fund Equity and Other Credits	<u>\$ 411,441</u>	<u>\$ 578,908</u>	<u>\$ 980,635</u>	<u>\$ -</u>	<u>\$ 36,514,917</u>	<u>\$ 38,485,900</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 411,441</u>	<u>\$ 578,908</u>	<u>\$ 980,635</u>	<u>\$ 2,015,000</u>	<u>\$ 36,514,917</u>	<u>\$ 40,500,900</u>

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2020

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest											
Interest - General Checking	12	13	27	26	25	25	20	19	166	250	66%
Special Assessment Revenue											
Special Assessments - On-Roll	(2,967)	111,061	344,043	13,318	16,784	6,867	4,316	3,527	496,950	510,541	97%
Special Assessments - Off-Roll	39,152	-	-	39,152	-	-	39,152	-	117,456	156,608	75%
Miscellaneous Revenue											
State Revenue Sharing-Emergency Mgmt Assis	-	-	1,825	-	-	-	-	-	1,825	0	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	0	N/A
Total Revenue and Other Sources:	\$ 36,197	\$ 111,074	\$ 345,895	\$ 52,495	\$ 16,809	\$ 6,892	\$ 43,488	\$ 3,546	616,396	\$ 667,399	92%
Expenditures and Other Uses											
Legislative											
Board of Supervisor's - Fees	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	8,000	12,000	67%
Board of Supervisor's - Taxes	77	77	77	77	77	77	77	77	612	918	67%
Executive											
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	26,667	40,000	67%
Financial and Administrative											
Audit Services	-	-	3,900	-	-	-	-	-	3,900	3,900	100%
Accounting Services	-	-	-	-	-	-	-	160	160	-	N/A
Assessment Roll Services	-	-	18,000	-	-	-	-	-	18,000	18,000	100%
Arbitrage Rebate Services	-	1,000	-	-	-	-	600	-	1,600	2,000	80%
Bond Re-Amortizations	600	-	-	-	-	-	-	-	600	-	N/A
Other Contractual Services											
Legal Advertising	-	-	-	-	-	-	-	-	-	1,200	0%
Trustee Services	-	-	3,400	-	-	5,859	-	-	9,258	9,500	97%
Property Appraiser/Tax Collector Fees	-	1,193	-	-	-	-	-	-	1,193	2,000	60%
Bank Services	33	48	34	35	51	33	34	49	318	550	58%
Travel and Per Diem											
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	N/A
Communications & Freight Services											
Postage, Freight & Messenger	56	69	60	60	69	60	60	-	434	800	54%
Insurance											
Insurance	-	6,568	-	-	-	-	-	-	6,568	5,900	111%
Printing & Binding											
Printing & Binding	85	229	76	82	170	-	178	204	1,024	2,200	47%
Website Maintenance											
Website Maintenance	50	50	50	50	50	50	50	50	400	2,000	20%
Office Supplies											
Office Supplies	-	-	-	-	-	-	-	-	-	-	N/A
Subscription & Memberships											
Subscription & Memberships	175	-	-	-	-	-	-	-	175	175	100%
Legal Services											

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2020

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Legal - General Counsel	-	-	1,934	1,430	-	1,755	1,235	715	7,069	30,000	24%
Legal - Litigation	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Center Place - Special Counsel	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Center Place	-	-	-	-	-	-	-	-	-	-	N/A
Land Exchange - Salerno	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services											
Engineering Services - General Fund	-	288	-	-	781	2,978	224	144	4,414	7,000	63%
NPDES	-	-	-	-	560	-	-	-	560	2,000	28%
Asset Administration Services	-	-	-	-	-	-	-	-	-	10,000	0%
Center Place	-	-	-	-	-	-	-	-	-	-	N/A
GIS Services	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	5,409	13,855	31,863	6,067	6,090	15,145	6,790	5,732	90,952	150,143	61%
Hurricane Relief Services											
Engineering Services											
General Engineering	-	-	-	-	-	-	-	-	-	-	N/A
Water Mgt - Debris Removal											
Lake Bank Erosion	-	-	-	-	-	-	-	-	-	-	N/A
Landscaping - Debris Removal											
Landscaping Removal	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	-	-	-	-	-	-	-	-	-	-	-
Stormwater Management Services											
Professional Services											
Asset Management	-	9,746	-	3,817	3,817	-	3,817	-	21,196	35,800	59%
Mitigation Monitoring	-	-	-	-	-	-	-	-	-	500	0%
Utility Services											
Electric - Aeration Systems	-	1,079	-	537	564	989	-	540	3,709	4,800	77%
Lake System											
Aquatic Weed Control	-	4,162	4,162	4,772	4,000	9,544	4,772	4,772	36,184	61,000	59%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	-	3,000	0%
Water Quality Testing	-	-	251	-	4,310	-	4,310	-	8,871	13,840	64%
Water Control Structures	-	4,800	3,800	6,000	-	1,750	-	-	16,350	24,000	68%
Grass Carp Installation	-	-	-	-	-	-	-	-	-	-	N/A
Litoral Shelf Barrier/Replanting	-	-	-	-	-	-	-	-	-	-	N/A
Aeration System	-	4,864	-	-	-	-	353	-	5,217	2,000	261%
Cane Toad Removal	-	-	-	-	-	885	1,850	2,000	4,735	-	N/A
Wetland System											
Routine Maintenance	-	3,384	4,564	3,364	-	8,528	3,364	3,364	26,568	42,100	63%
Other Current Charges	-	-	-	-	-	-	-	-	-	-	N/A

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2020

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Capital Outlay											
Aeration Systems	-	-	-	-	-	-	-	-	-	11,750	0%
Littortal Shelf Replanting/Barrier	-	4,275	-	-	-	-	-	-	4,275	15,000	29%
Lake Bank Restoration	-	-	-	2,100	2,000	1,928	3,788	3,329	13,144	-	N/A
Turbidity Screens	-	-	-	-	-	-	-	-	-	-	N/A
Erosion Restoration	-	-	2,600	-	-	126,839	-	157,788	287,227	200,466	143%
Contingencies	-	-	-	-	-	-	-	-	-	3,000	0%
Sub-Total:	-	32,309	15,377	20,590	14,690	150,463	22,253	171,793	427,475	417,256	102%
Landscaping Services											
Professional Management											
Asset Management	-	-	3,817	-	-	-	-	-	3,817	-	N/A
Utility Services											
Electric	-	-	-	-	-	-	-	-	-	-	N/A
Irrigation Water	-	-	-	-	-	-	-	-	-	-	N/A
Repairs & Maintenance											
Public Area Landscaping	-	-	-	-	-	-	-	-	-	-	N/A
Irrigation System	-	-	-	-	-	-	-	-	-	-	N/A
Well System	-	-	-	-	-	-	-	-	-	-	N/A
Plant Replacement	-	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges											
Lee County Assessments	-	-	-	-	-	-	-	-	-	-	N/A
Charlotte County Assessments	-	559	-	-	-	-	-	-	559	-	N/A
Hendry County - Panther Habitat Taxes	-	-	-	-	-	-	-	-	-	-	N/A
Operating Supplies											
Mulch	-	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	-	-	-	-	-	N/A
Reserves for General Fund											
Water Management System	-	-	-	-	-	-	-	-	-	50,000	0%
Disaster Relief Reserve	-	-	-	-	-	-	-	-	-	50,000	0%
Sub-Total:	-	559	3,817	-	-	-	-	-	4,375	100,000	4%
Total Expenditures and Other Uses:	\$ 5,409	\$ 46,723	\$ 51,057	\$ 26,657	\$ 20,781	\$ 165,607	\$ 29,044	\$ 177,525	\$ 522,802	\$ 667,399	78%
Net Increase/ (Decrease) in Fund Balance	30,788	64,351	294,838	25,838	(3,972)	(158,716)	14,444	(173,979)	93,593	-	
Fund Balance - Beginning	317,847	348,636	412,987	707,825	733,663	729,691	570,975	585,420	317,847	317,847	
Fund Balance - Ending	\$ 348,636	\$ 412,987	\$ 707,825	\$ 733,663	\$ 729,691	\$ 570,975	\$ 585,420	\$ 411,441	411,441	\$ 317,847	

Miromar Lakes Community Development District
Debt Service Fund - Series 2012 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2020

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income											
Reserve Account	3,675	1	0	0	0	0	3,583	0	7,259	7,200	101%
Prepayment Account	1	6	4	4	4	4	2	0	25	-	N/A
Revenue Account	309	292	2	325	839	812	440	7	3,025	4,500	67%
Interest Account	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue											
Special Assessments - On-Roll	4,651	203,823	631,397	24,441	30,803	12,602	7,922	6,473	922,111	937,038	98%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	N/A
Net Inc (Dec) Fair Value Investments	-	-	-	-	-	-	113	-	113	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 8,636	\$ 204,121	\$ 631,403	\$ 24,771	\$ 31,647	\$ 13,418	\$ 12,059	\$ 6,480	932,534	\$ 948,738	N/A
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2012 Bonds	-	-	-	-	-	-	-	485,000	485,000	\$ 485,000	100%
Principal Debt Service - Early Redemptions											
Series 2012 Bonds	-	5,000	-	-	-	-	-	5,000	10,000	-	N/A
Interest Expense											
Series 2012 Bonds	-	231,869	-	-	-	-	-	231,734	463,603	463,738	100%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 236,869	\$ -	\$ 721,734	958,603	\$ 948,738	N/A				
Net Increase/ (Decrease) in Fund Balance	8,636	(32,748)	631,403	24,771	31,647	13,418	12,059	(715,255)	(26,069)	-	
Fund Balance - Beginning	604,977	613,613	580,865	1,212,268	1,237,039	1,268,685	1,282,104	1,294,163	604,977	870,552	
Fund Balance - Ending	\$ 613,613	\$ 580,865	\$ 1,212,268	\$ 1,237,039	\$ 1,268,685	\$ 1,282,104	\$ 1,294,163	\$ 578,908	578,908	\$ 870,552	

Miromar Lakes Community Development District
Debt Service Fund - Series 2015 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2020

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 1,498,639	N/A
Interest Income											
Reserve Account	8,212	8	2	2	2	2	5,486	0	13,715	12,000	114%
Interest Account	-	-	-	-	-	-	-	-	-	-	N/A
Prepayment Account	1,408	1,902	2	2	2	2	314	15	3,646	5,600	N/A
Revenue Account	828	743	263	453	751	719	385	6	4,149	9,400	N/A
Special Assessment Revenue											
Special Assessments - On-Roll	646	120,821	374,276	14,488	18,259	7,470	4,696	3,837	544,494	555,367	98%
Special Assessments - Off-Roll	-	-	-	-	-	-	582,633	-	582,633	582,633	100%
Special Assessments - Prepayments	-	-	-	-	-	1,855,264	-	-	1,855,264	-	N/A
Net Inc (Dec) Fair Value Investments	-	-	-	-	-	-	5,576	-	5,576	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
Bond Proceeds	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 11,094	\$ 123,474	\$ 374,544	\$ 14,945	\$ 19,015	\$ 1,863,456	\$ 599,091	\$ 3,858	\$ 3,009,477	\$ 2,663,639	N/A
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2015 Bonds	-	-	-	-	-	-	-	520,000	520,000	\$ 520,000	100%
Principal Debt Service - Early Redemptions											
Series 2015 Bonds	-	1,515,000	-	-	-	-	-	2,010,000	3,525,000	1,500,000	N/A
Interest Expense											
Series 2015 Bonds	-	341,025	-	-	-	-	-	303,600	644,625	645,000	100%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 1,856,025	\$ -	\$ 2,833,600	4,689,625	\$ 2,665,000	N/A				
Net Increase/ (Decrease) in Fund Balance	11,094	(1,732,551)	374,544	14,945	19,015	1,863,456	599,091	(2,829,742)	(1,680,148)	(1,361)	
Fund Balance - Beginning	2,660,783	2,671,877	939,326	1,313,870	1,328,815	1,347,830	3,211,286	3,810,377	2,660,783	-	
Fund Balance - Ending	\$ 2,671,877	\$ 939,326	\$ 1,313,870	\$ 1,328,815	\$ 1,347,830	\$ 3,211,286	\$ 3,810,377	\$ 980,635	980,635	\$ (1,361)	